



# OFFICE/RETAIL FOR LEASE

229 Grant Street SE - Decatur, AL



**GATEWAY**  
COMMERCIAL BROKERAGE

300 Market St NE, Suite 3 | Decatur, AL 35601 | [GATEWAYCOMMERCIAL.COM](http://GATEWAYCOMMERCIAL.COM)



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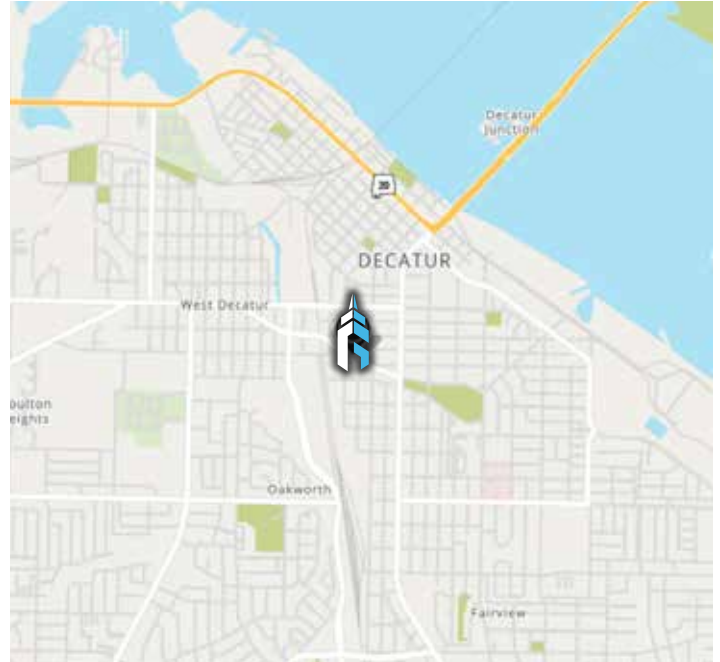
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# EXECUTIVE SUMMARY

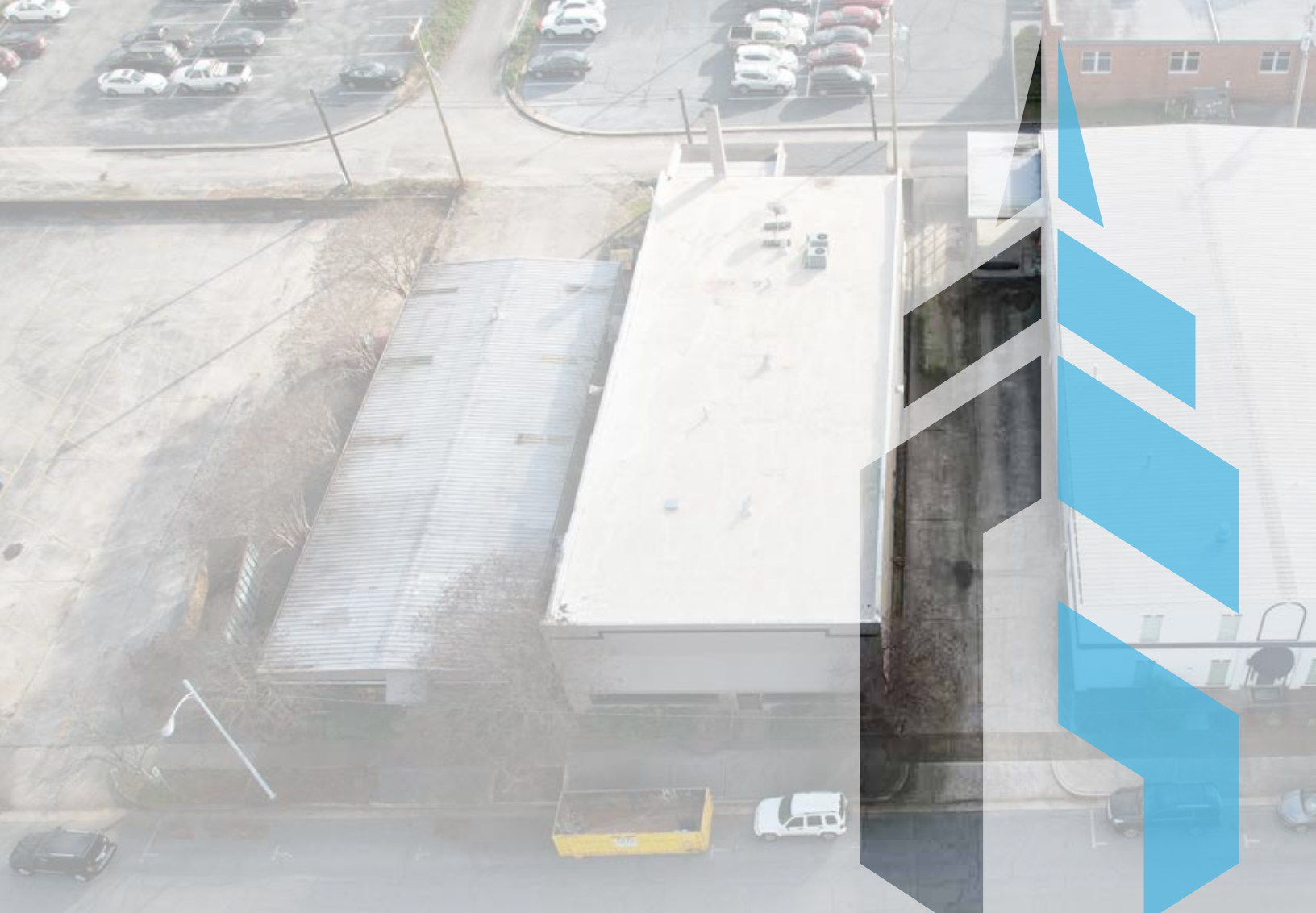


OFFERING SUMMARY	
Lease Price:	\$10.00 psf
Lease Type:	NNN
Size:	+/- 6,566 SF
Zoning:	B5
Best Use:	Office/Warehouse
Market:	Decatur
Submarket:	Madison

## PROPERTY OVERVIEW

Presenting 6,566 SF of office/warehouse space located at 229 Grant Street in downtown Decatur. Site offers 200' of road frontage and all utilities. 229 was originally constructed in 1939 and added onto in 1976. The exterior finish is concrete block and metal panel with interior finishes of painted sheetrock and insulated metal and bronze casement windows. Property has showroom and storage space. The storage area has double personnel doors and exposed concrete flooring.



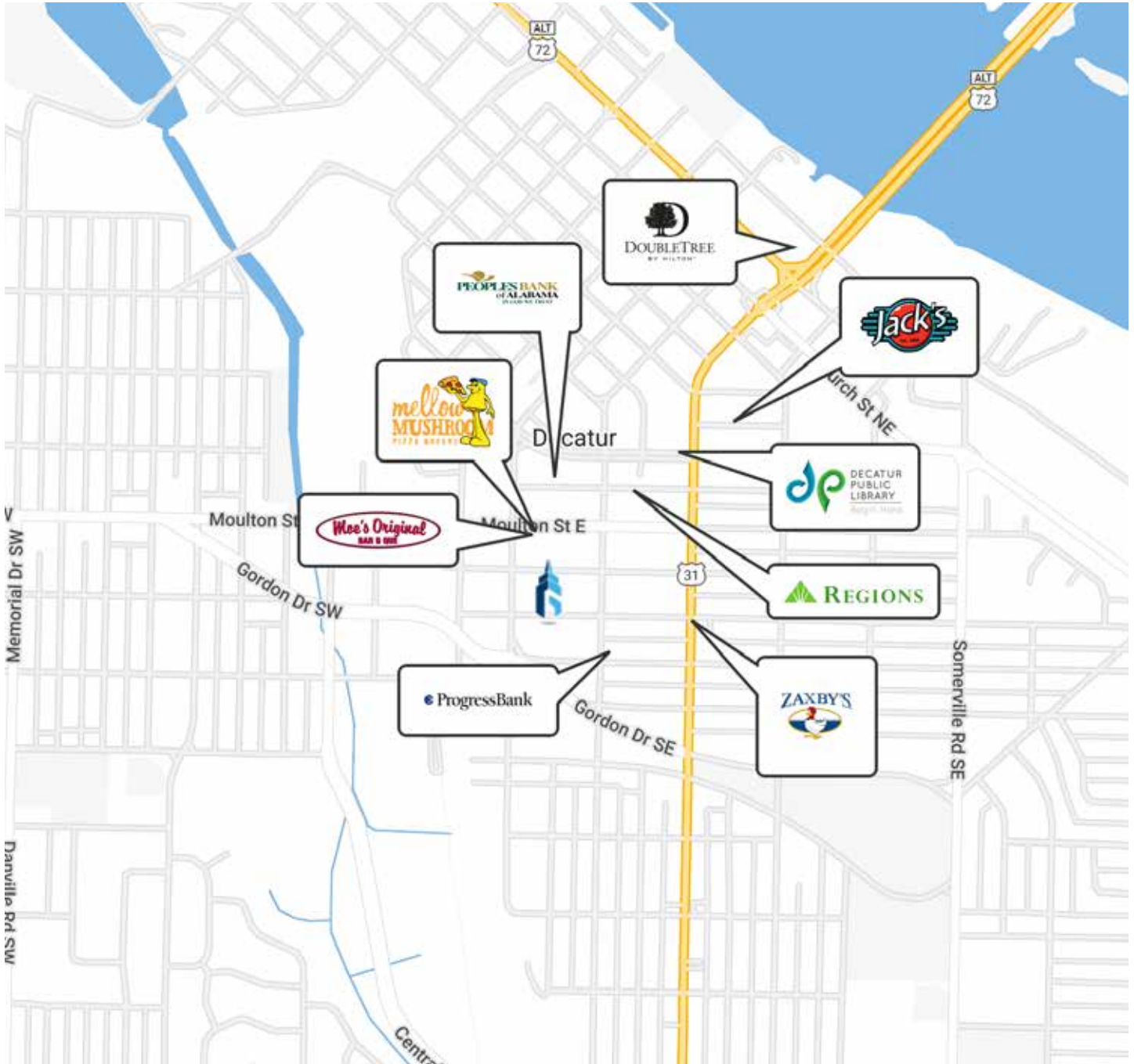


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## LOCATION INFORMATION

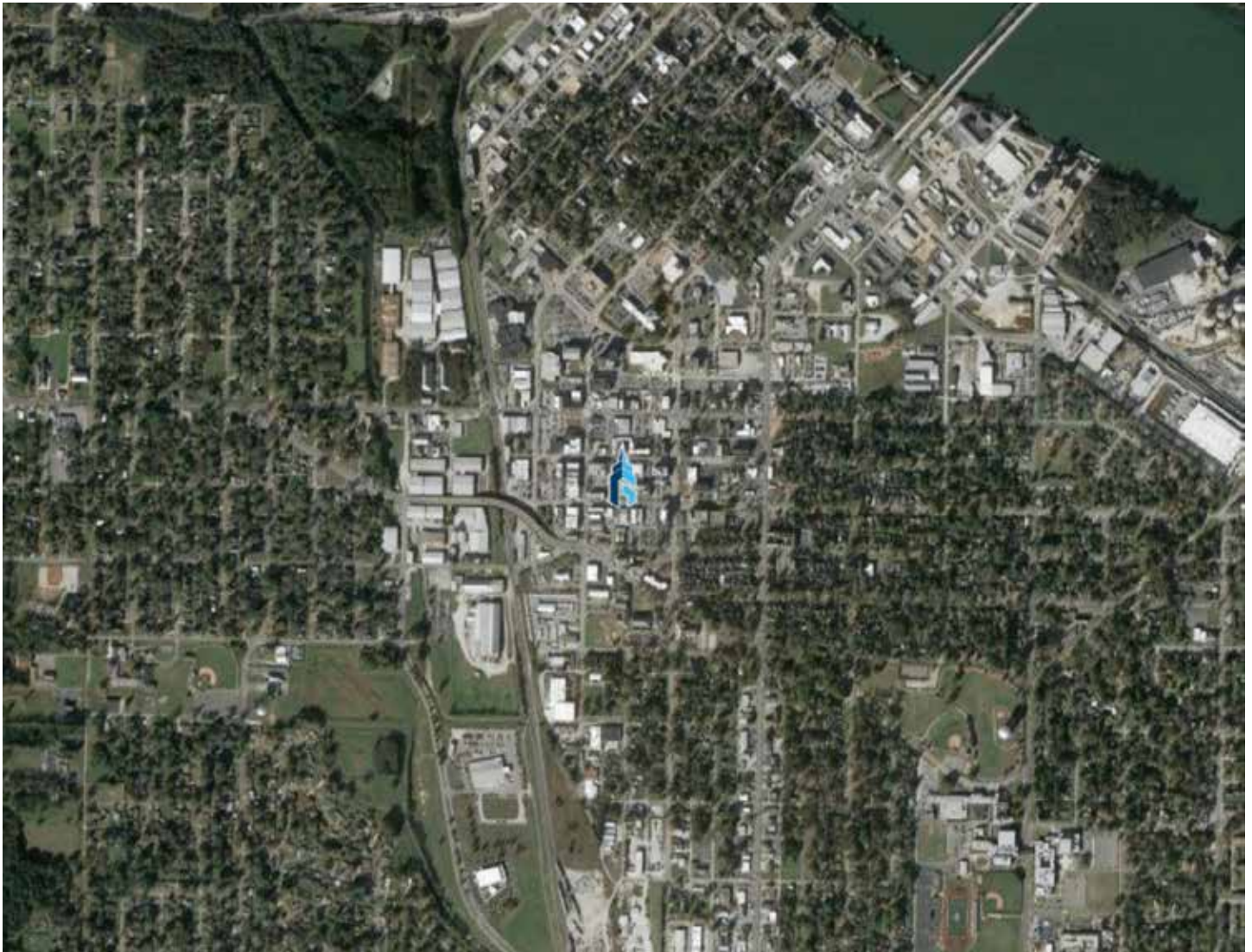
229 Grant Street SE - Decatur, AL

# AERIAL MAP WITH BUSINESSES





OFFICE/RETAIL PROPERTY  
**LOCATION MAP**



LOCATION	DISTANCE
Decatur Morgan Hospital	+/- 1.3 miles
Huntsville International Airport	+/- 15 miles
Athens, AL	+/- 16 miles
Madison, AL	+/- 17 miles
Huntsville, AL	+/- 26 miles



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# PROPERTY INFORMATION

229 Grant Street SE - Decatur, AL



# PROPERTY PHOTOS







RiskMeter

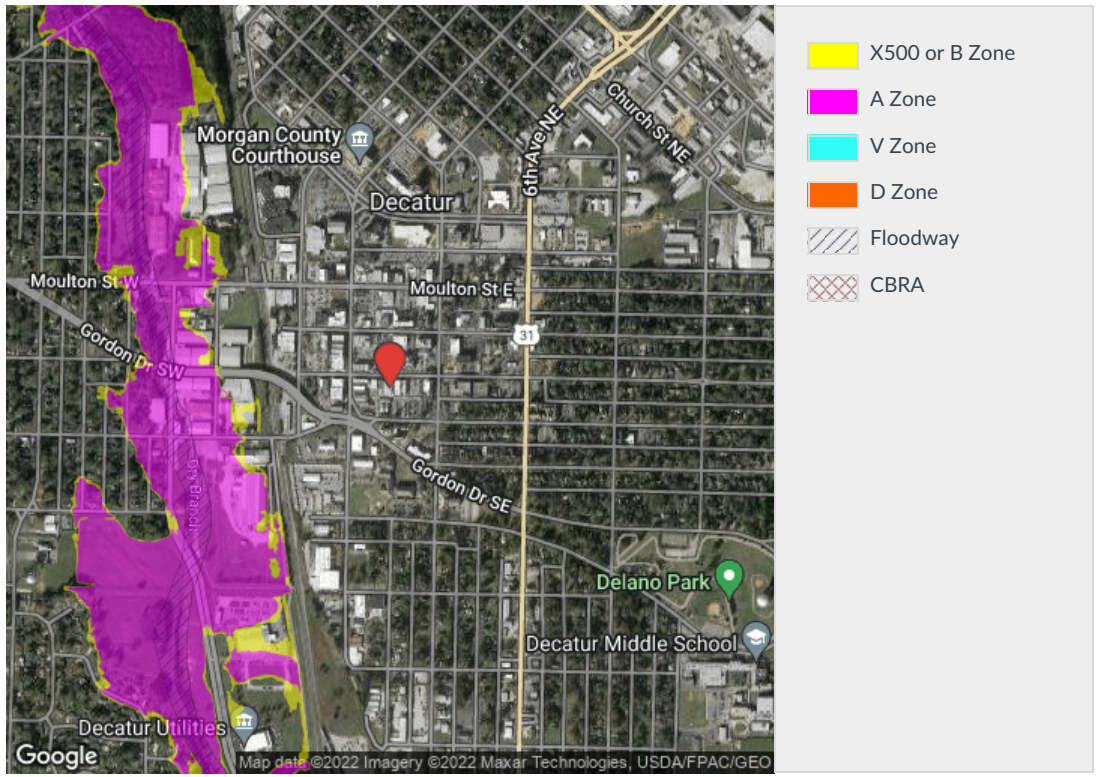
225 GRANT ST SE DECATUR, AL 35601-2511

LOCATION ACCURACY: Excellent

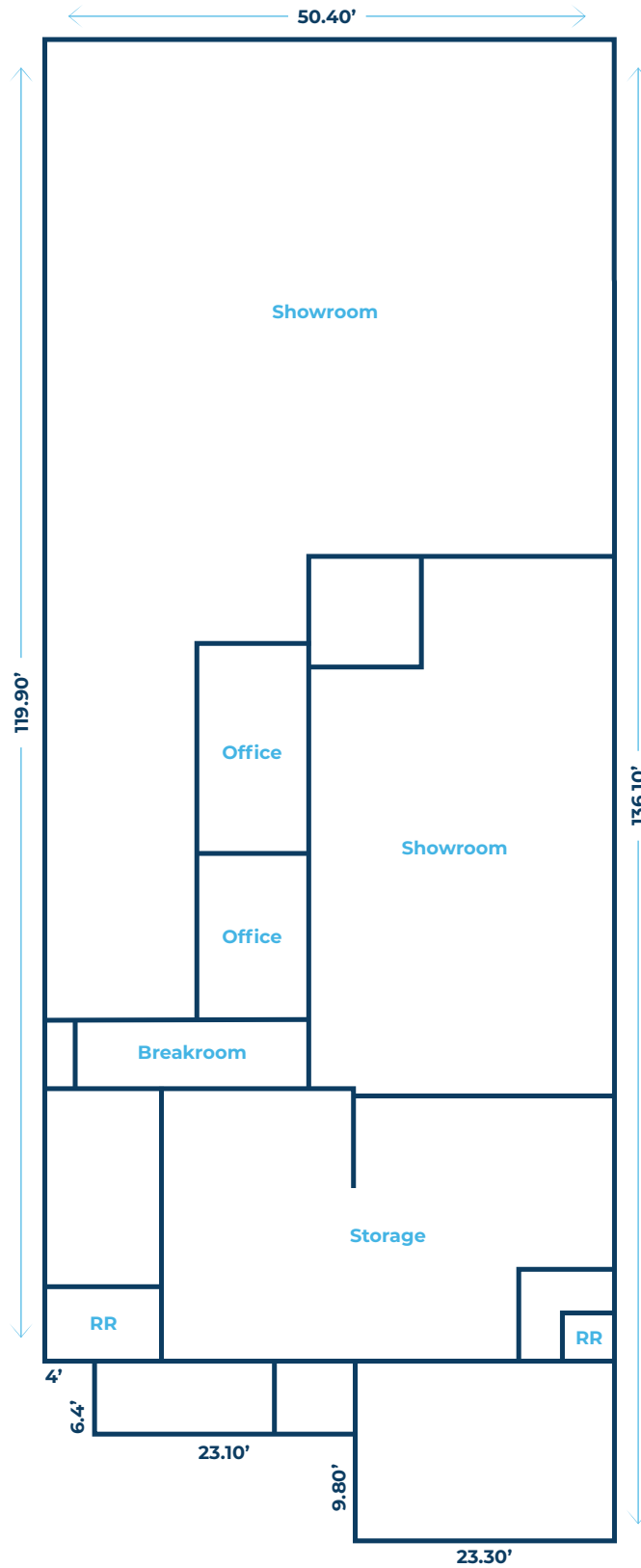
## Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	010176	PANEL	0076F
PANEL DATE	August 16, 2018	MAP NUMBER	01103C0076F



# 229 FLOOR PLAN





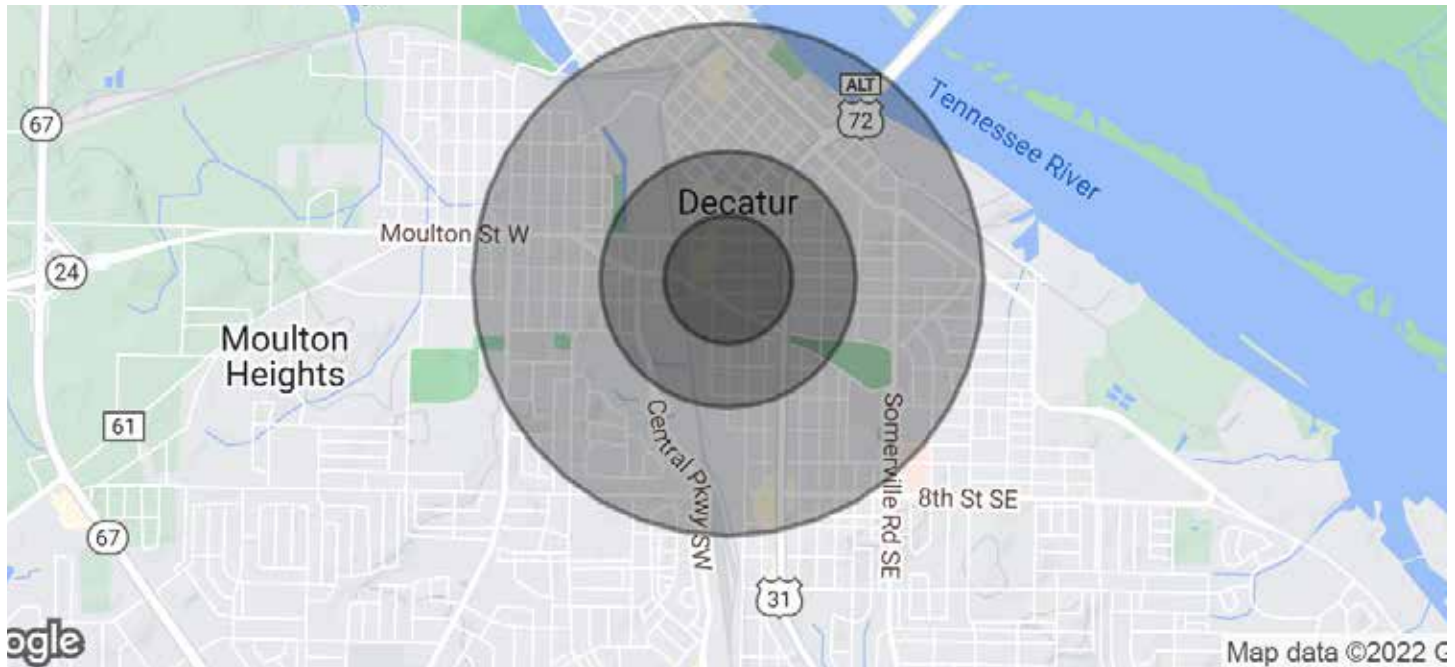
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# DEMOGRAPHIC DATA

229 Grant Street SE - Decatur, AL



# DEMOGRAPHICS MAP & OVERVIEW



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	491	1,930	7,180
Average Age	37.2	37.8	36.8
Average Age (Male)	37.8	38.0	36.1
Average Age (Female)	36.4	37.9	38.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	168	793	3,228
# of Persons per HH	2.9	2.4	2.2
Average HH Income	\$61,714	\$49,678	\$41,139
Average House Value	\$131,234	\$122,761	\$107,183

\* Demographic data derived from 2020 ACS - US Census



# Demographic and Income Profile

225 Grant St SE, Decatur, Alabama, 35601  
 Ring Band: 0 - 1 mile radius

Prepared by Esri  
 Latitude: 34.60152  
 Longitude: -86.98402

Summary	Census 2010	Census 2020	2022	2027
Population	7,281	7,567	7,610	7,637
Households	2,960	3,024	3,039	3,053
Families	1,671	-	1,657	1,660
Average Household Size	2.26	2.20	2.20	2.20
Owner Occupied Housing Units	1,556	-	1,731	1,786
Renter Occupied Housing Units	1,404	-	1,308	1,266
Median Age	36.3	-	37.4	38.0

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.07%	0.21%	0.25%
Households	0.09%	0.28%	0.31%
Families	0.04%	0.22%	0.28%
Owner HHs	0.63%	0.47%	0.53%
Median Household Income	3.39%	3.18%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	493	16.2%	427	14.0%
\$15,000 - \$24,999	356	11.7%	280	9.2%
\$25,000 - \$34,999	403	13.3%	351	11.5%
\$35,000 - \$49,999	404	13.3%	388	12.7%
\$50,000 - \$74,999	644	21.2%	719	23.6%
\$75,000 - \$99,999	243	8.0%	266	8.7%
\$100,000 - \$149,999	307	10.1%	388	12.7%
\$150,000 - \$199,999	116	3.8%	153	5.0%
\$200,000+	72	2.4%	81	2.7%

Median Household Income	\$43,841	\$51,788
Average Household Income	\$62,712	\$72,235
Per Capita Income	\$24,896	\$28,632

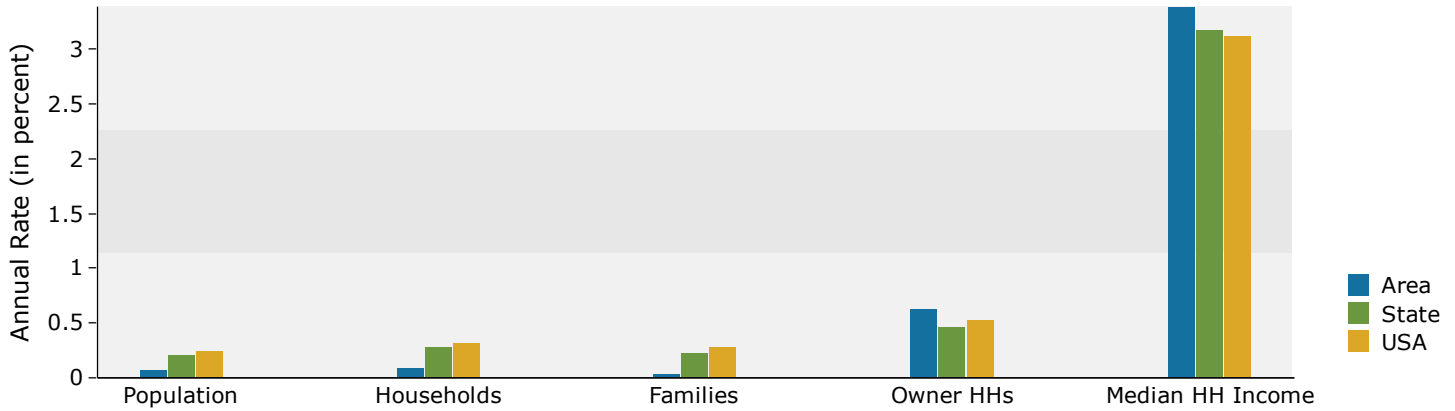
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	489	6.7%	442	5.8%	445	5.8%
5 - 9	424	5.8%	432	5.7%	432	5.7%
10 - 14	418	5.7%	418	5.5%	422	5.5%
15 - 19	474	6.5%	402	5.3%	427	5.6%
20 - 24	566	7.8%	521	6.8%	514	6.7%
25 - 34	1,131	15.5%	1,313	17.3%	1,209	15.8%
35 - 44	1,051	14.4%	1,109	14.6%	1,143	15.0%
45 - 54	1,059	14.5%	934	12.3%	941	12.3%
55 - 64	819	11.2%	910	12.0%	867	11.4%
65 - 74	448	6.2%	655	8.6%	681	8.9%
75 - 84	266	3.7%	322	4.2%	395	5.2%
85+	137	1.9%	152	2.0%	160	2.1%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	4,011	55.1%	3,697	48.9%	3,664	48.1%	3,520	46.1%
Black Alone	2,103	28.9%	1,973	26.1%	2,004	26.3%	2,046	26.8%
American Indian Alone	55	0.8%	63	0.8%	65	0.9%	69	0.9%
Asian Alone	32	0.4%	73	1.0%	75	1.0%	79	1.0%
Pacific Islander Alone	19	0.3%	10	0.1%	10	0.1%	10	0.1%
Some Other Race Alone	860	11.8%	1,232	16.3%	1,254	16.5%	1,330	17.4%
Two or More Races	201	2.8%	518	6.8%	538	7.1%	583	7.6%
Hispanic Origin (Any Race)	1,227	16.9%	1,764	23.3%	1,788	23.5%	1,846	24.2%

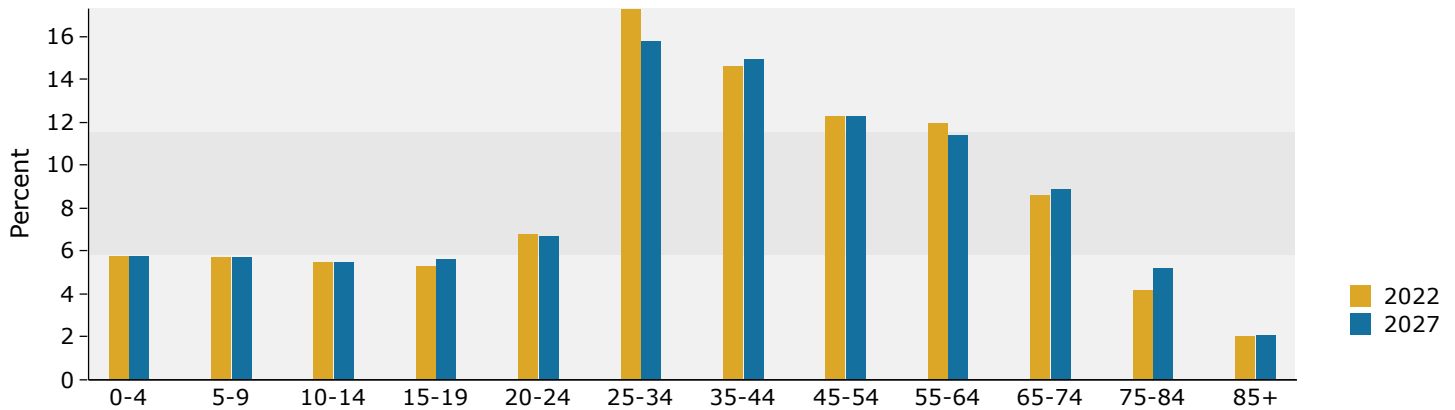
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

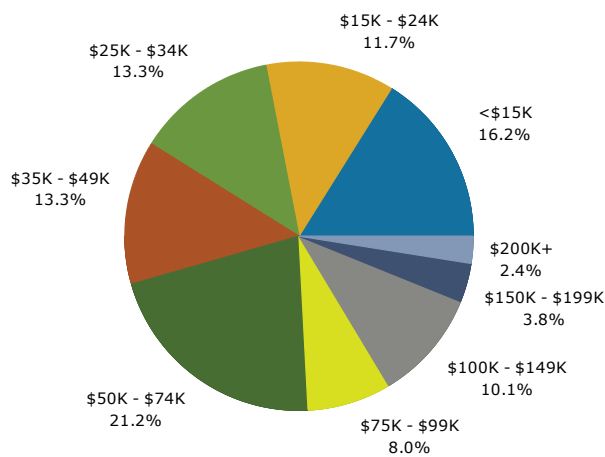
## Trends 2022-2027



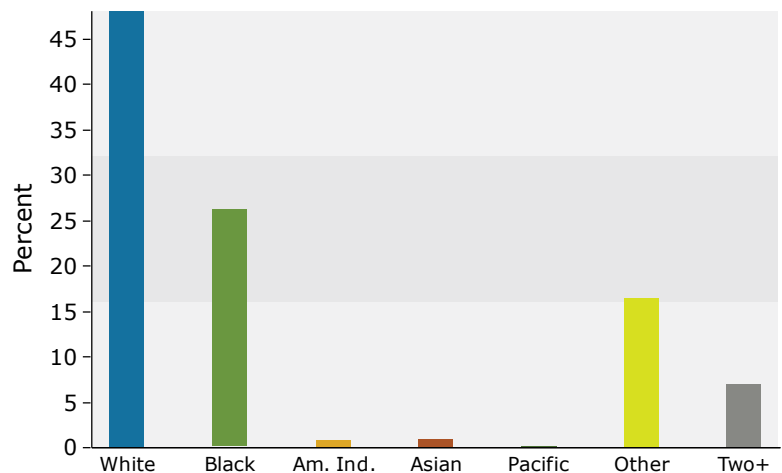
## Population by Age



## 2022 Household Income



## 2022 Population by Race



2022 Percent Hispanic Origin: 23.5%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.





# Demographic and Income Profile

225 Grant St SE, Decatur, Alabama, 35601  
 Ring Band: 1 - 3 mile radius

Prepared by Esri  
 Latitude: 34.60152  
 Longitude: -86.98402

Summary	Census 2010	Census 2020	2022	2027
Population	28,259	28,392	28,365	28,564
Households	10,916	11,169	11,258	11,361
Families	7,147	-	7,170	7,213
Average Household Size	2.49	2.47	2.45	2.45
Owner Occupied Housing Units	6,656	-	7,366	7,548
Renter Occupied Housing Units	4,261	-	3,892	3,813
Median Age	35.8	-	38.3	39.5

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.14%	0.21%	0.25%
Households	0.18%	0.28%	0.31%
Families	0.12%	0.22%	0.28%
Owner HHs	0.49%	0.47%	0.53%
Median Household Income	2.23%	3.18%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	1,558	13.8%	1,351	11.9%
\$15,000 - \$24,999	1,181	10.5%	1,004	8.8%
\$25,000 - \$34,999	1,305	11.6%	1,088	9.6%
\$35,000 - \$49,999	1,502	13.3%	1,322	11.6%
\$50,000 - \$74,999	2,271	20.2%	2,584	22.7%
\$75,000 - \$99,999	1,451	12.9%	1,513	13.3%
\$100,000 - \$149,999	1,207	10.7%	1,556	13.7%
\$150,000 - \$199,999	376	3.3%	480	4.2%
\$200,000+	407	3.6%	464	4.1%

Median Household Income	\$50,589	\$56,484
Average Household Income	\$70,366	\$80,387
Per Capita Income	\$27,958	\$32,008

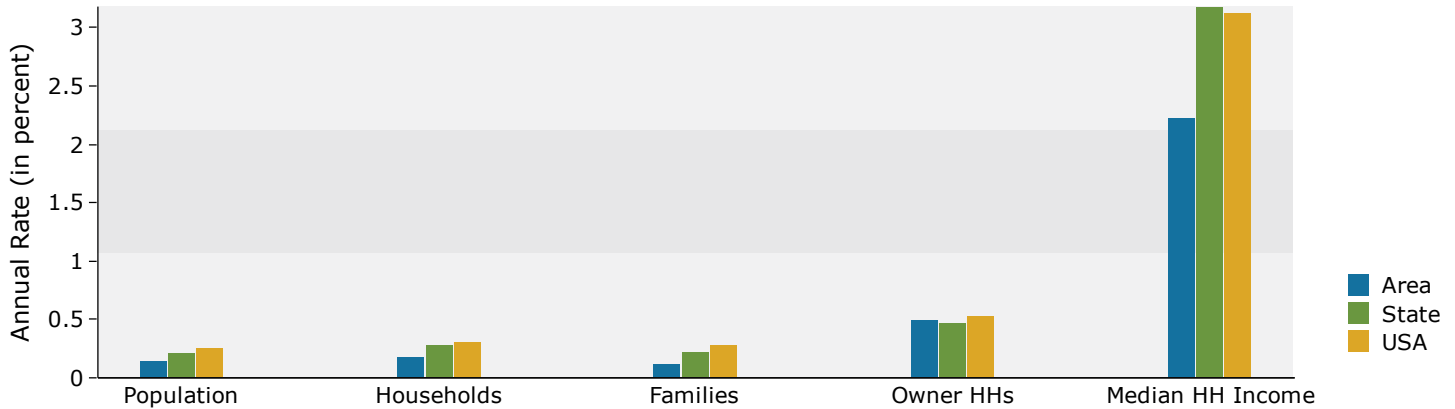
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,039	7.2%	1,853	6.5%	1,845	6.5%
5 - 9	1,976	7.0%	1,845	6.5%	1,865	6.5%
10 - 14	1,862	6.6%	1,877	6.6%	1,878	6.6%
15 - 19	1,831	6.5%	1,779	6.3%	1,819	6.4%
20 - 24	1,884	6.7%	1,640	5.8%	1,717	6.0%
25 - 34	4,260	15.1%	3,818	13.5%	3,431	12.0%
35 - 44	3,565	12.6%	3,958	14.0%	3,954	13.8%
45 - 54	3,673	13.0%	3,165	11.2%	3,410	11.9%
55 - 64	3,048	10.8%	3,315	11.7%	3,179	11.1%
65 - 74	2,115	7.5%	2,753	9.7%	2,905	10.2%
75 - 84	1,451	5.1%	1,644	5.8%	1,829	6.4%
85+	555	2.0%	718	2.5%	734	2.6%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	16,841	59.6%	14,140	49.8%	13,930	49.1%	13,529	47.4%
Black Alone	7,082	25.1%	7,264	25.6%	7,300	25.7%	7,442	26.1%
American Indian Alone	202	0.7%	272	1.0%	272	1.0%	285	1.0%
Asian Alone	153	0.5%	138	0.5%	143	0.5%	151	0.5%
Pacific Islander Alone	66	0.2%	38	0.1%	38	0.1%	38	0.1%
Some Other Race Alone	3,254	11.5%	4,210	14.8%	4,264	15.0%	4,502	15.8%
Two or More Races	660	2.3%	2,330	8.2%	2,418	8.5%	2,618	9.2%
Hispanic Origin (Any Race)	4,997	17.7%	6,095	21.5%	6,154	21.7%	6,396	22.4%

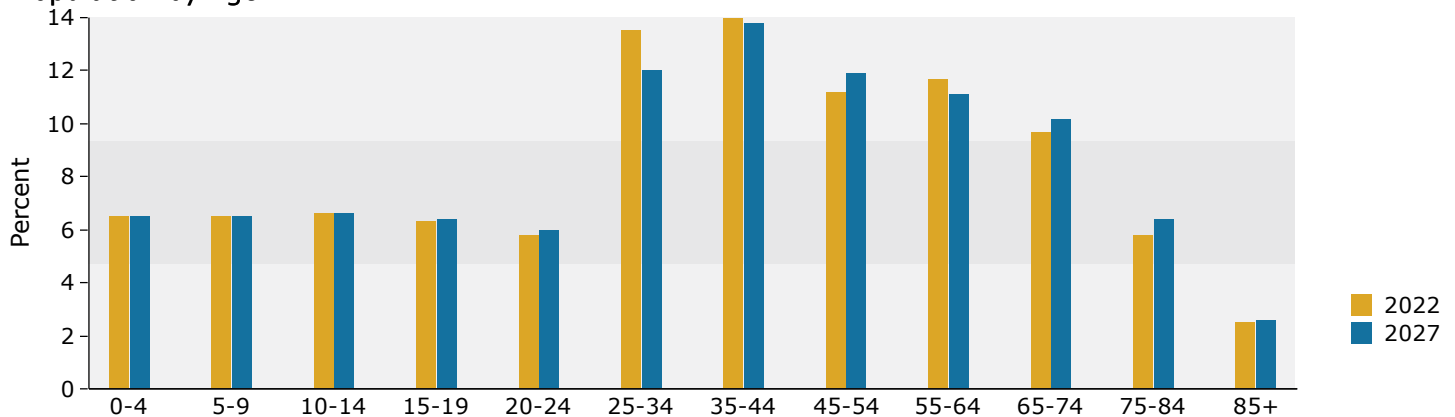
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

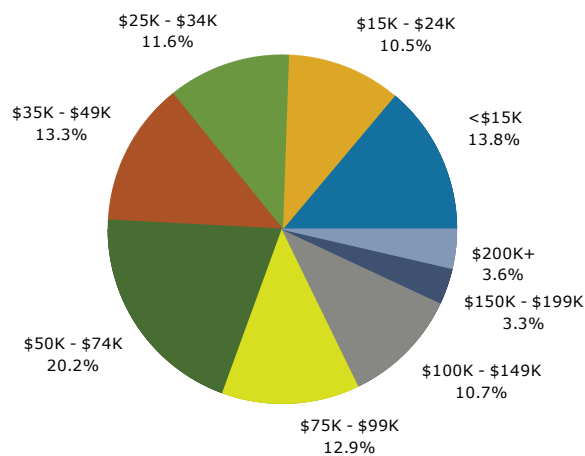
## Trends 2022-2027



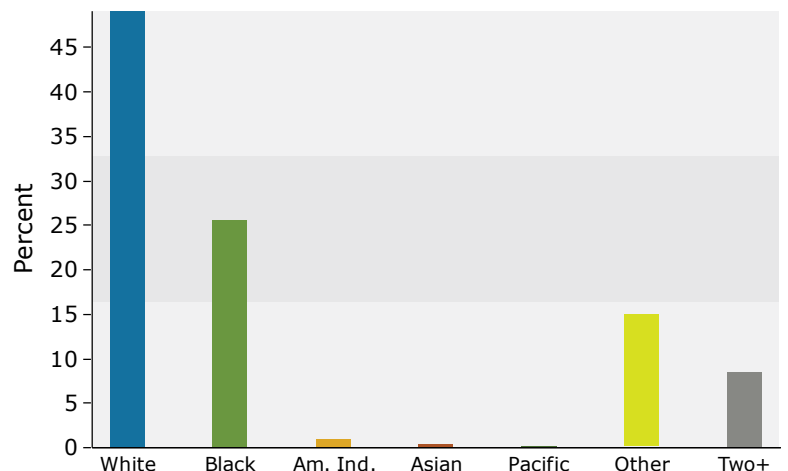
## Population by Age



## 2022 Household Income



## 2022 Population by Race



2022 Percent Hispanic Origin: 21.7%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



# Demographic and Income Profile

225 Grant St SE, Decatur, Alabama, 35601  
 Ring Band: 3 - 5 mile radius

Prepared by Esri  
 Latitude: 34.60152  
 Longitude: -86.98402

Summary	Census 2010	Census 2020	2022	2027
Population	19,278	20,041	20,113	20,103
Households	8,050	8,594	8,626	8,643
Families	5,486	-	5,717	5,705
Average Household Size	2.39	2.32	2.32	2.32
Owner Occupied Housing Units	5,099	-	5,509	5,607
Renter Occupied Housing Units	2,951	-	3,117	3,036
Median Age	37.8	-	39.8	40.5

Trends: 2022-2027 Annual Rate	Area	State	National
Population	-0.01%	0.21%	0.25%
Households	0.04%	0.28%	0.31%
Families	-0.04%	0.22%	0.28%
Owner HHs	0.35%	0.47%	0.53%
Median Household Income	2.56%	3.18%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	1,256	14.6%	1,121	13.0%
\$15,000 - \$24,999	950	11.0%	849	9.8%
\$25,000 - \$34,999	895	10.4%	938	10.9%
\$35,000 - \$49,999	889	10.3%	816	9.4%
\$50,000 - \$74,999	1,392	16.1%	1,094	12.7%
\$75,000 - \$99,999	994	11.5%	939	10.9%
\$100,000 - \$149,999	1,488	17.3%	1,965	22.7%
\$150,000 - \$199,999	371	4.3%	468	5.4%
\$200,000+	391	4.5%	450	5.2%

Median Household Income	\$54,273	\$61,571
Average Household Income	\$77,137	\$87,853
Per Capita Income	\$33,141	\$37,852

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,300	6.7%	1,183	5.9%	1,191	5.9%
5 - 9	1,308	6.8%	1,228	6.1%	1,210	6.0%
10 - 14	1,285	6.7%	1,240	6.2%	1,213	6.0%
15 - 19	1,292	6.7%	1,155	5.7%	1,152	5.7%
20 - 24	1,270	6.6%	1,221	6.1%	1,152	5.7%
25 - 34	2,485	12.9%	2,749	13.7%	2,612	13.0%
35 - 44	2,518	13.1%	2,507	12.5%	2,663	13.2%
45 - 54	2,899	15.0%	2,430	12.1%	2,285	11.4%
55 - 64	2,428	12.6%	2,716	13.5%	2,500	12.4%
65 - 74	1,488	7.7%	2,228	11.1%	2,318	11.5%
75 - 84	807	4.2%	1,115	5.5%	1,406	7.0%
85+	199	1.0%	343	1.7%	402	2.0%

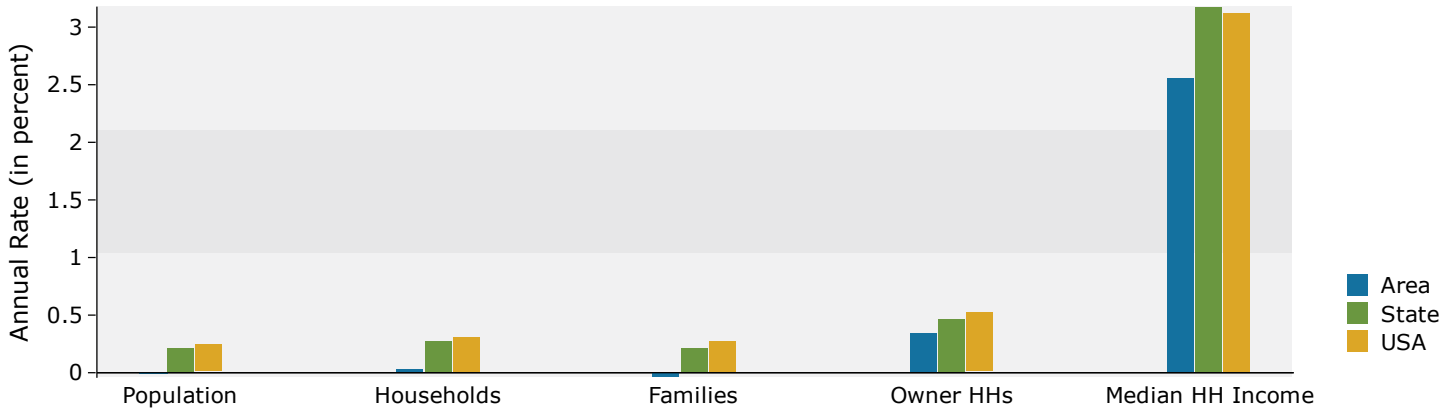
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	14,311	74.2%	12,940	64.6%	12,801	63.6%	12,435	61.9%
Black Alone	3,423	17.8%	4,300	21.5%	4,394	21.8%	4,529	22.5%
American Indian Alone	135	0.7%	109	0.5%	111	0.6%	110	0.5%
Asian Alone	277	1.4%	287	1.4%	295	1.5%	316	1.6%
Pacific Islander Alone	8	0.0%	8	0.0%	8	0.0%	8	0.0%
Some Other Race Alone	749	3.9%	1,030	5.1%	1,066	5.3%	1,133	5.6%
Two or More Races	374	1.9%	1,366	6.8%	1,437	7.1%	1,572	7.8%
Hispanic Origin (Any Race)	1,273	6.6%	1,718	8.6%	1,770	8.8%	1,839	9.1%

**Data Note:** Income is expressed in current dollars.

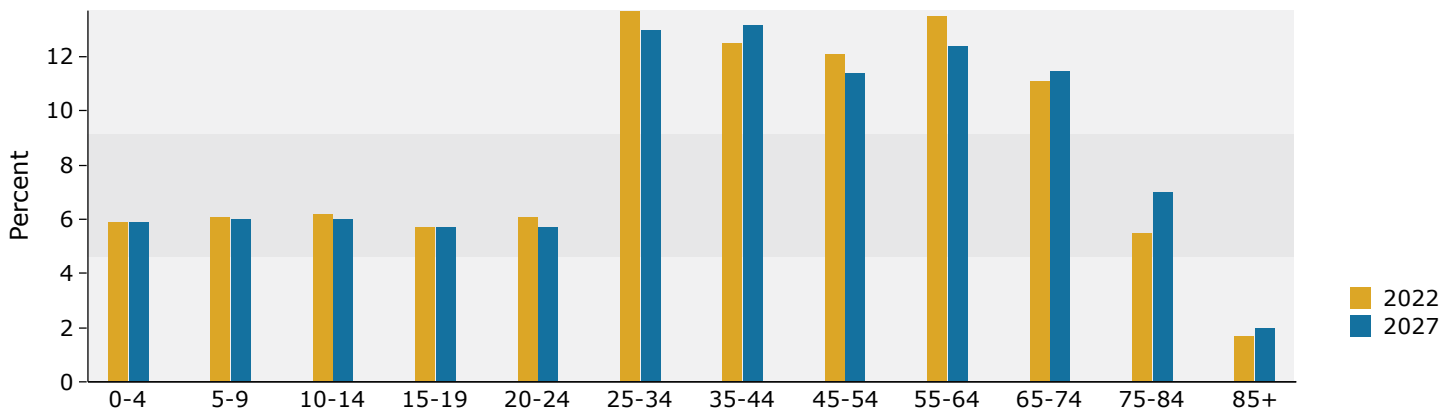
**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



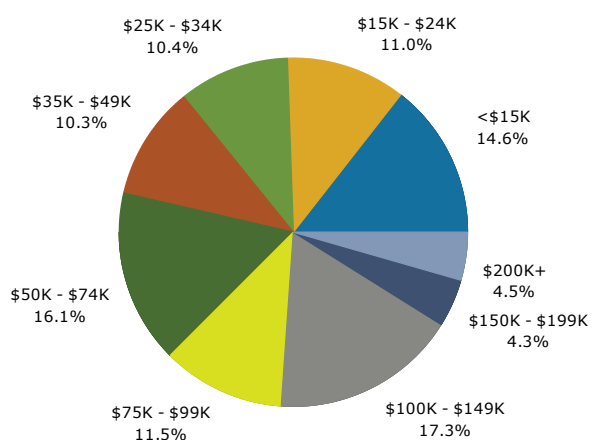
## Trends 2022-2027



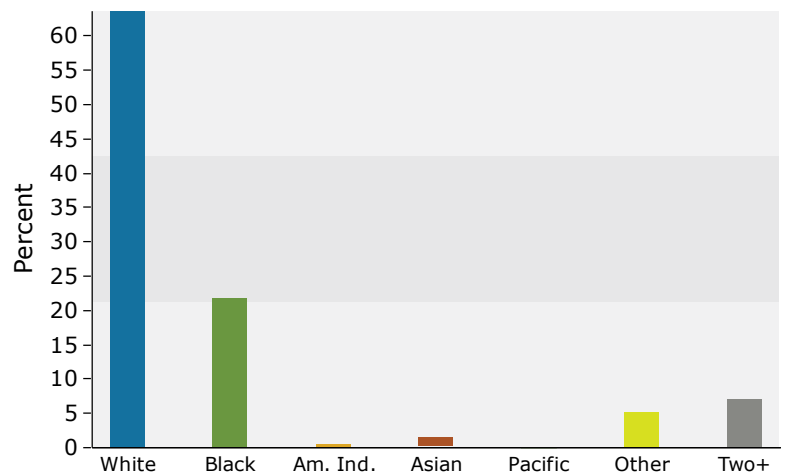
## Population by Age



## 2022 Household Income

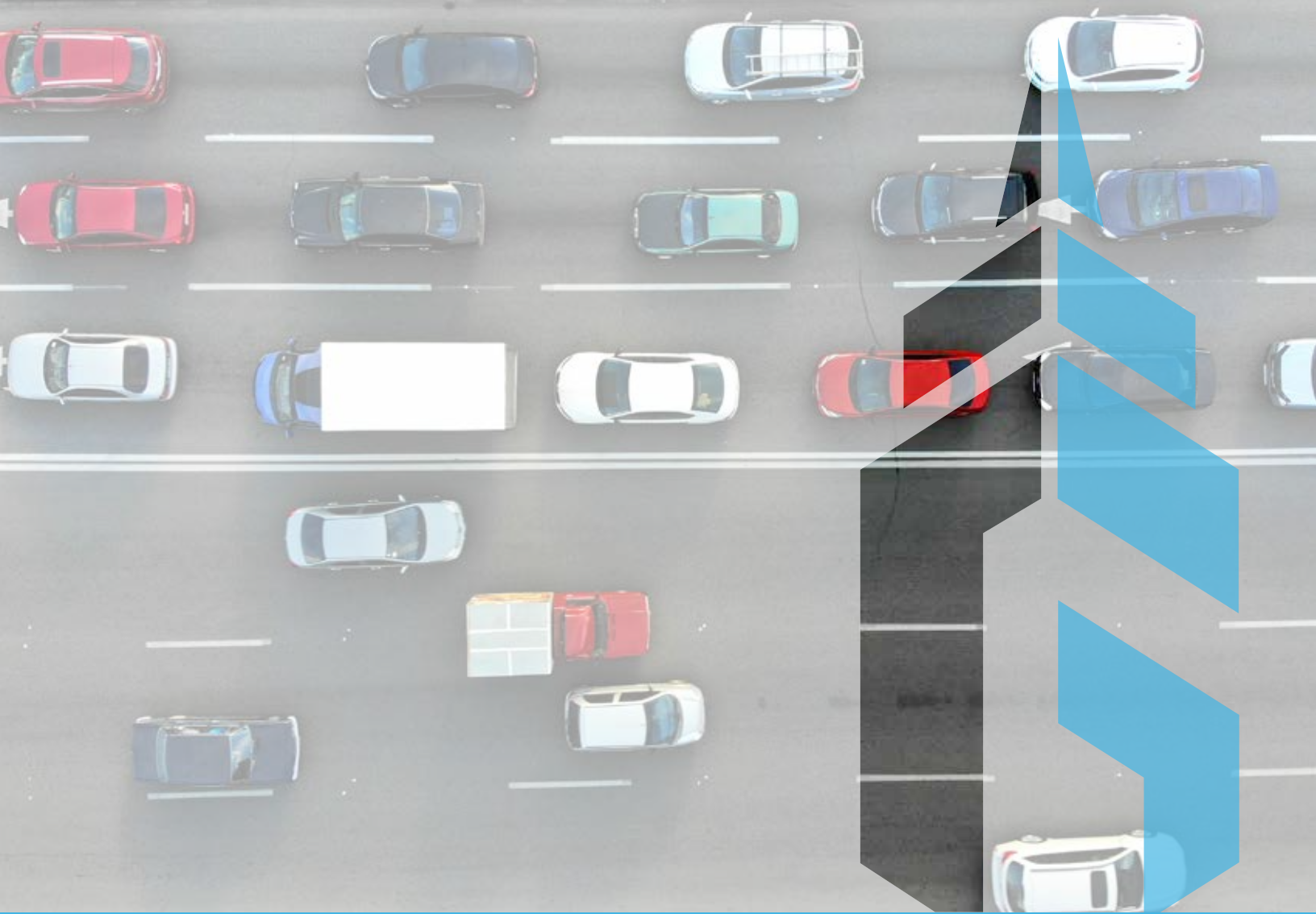


## 2022 Population by Race



2022 Percent Hispanic Origin: 8.8%

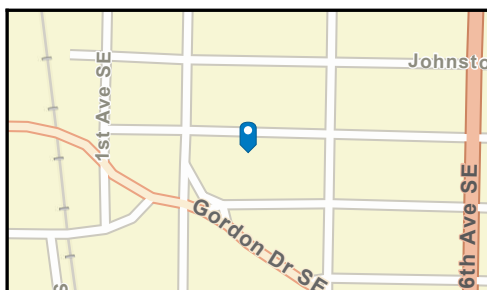
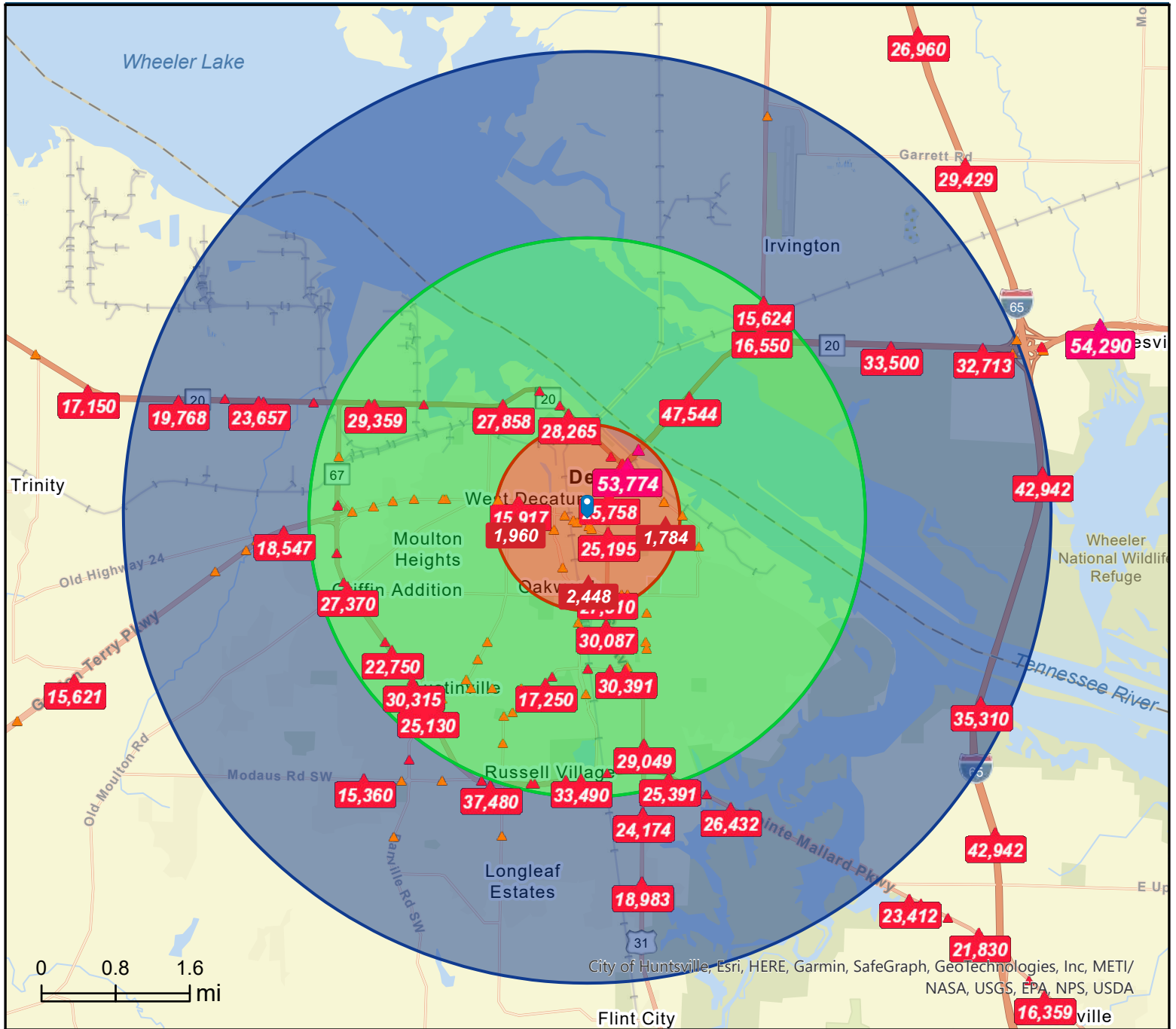
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



OFFICE/RETAIL FOR LEASE

# TRAFFIC DATA

229 Grant Street SE - Decatur, AL



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).

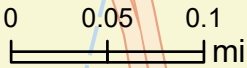
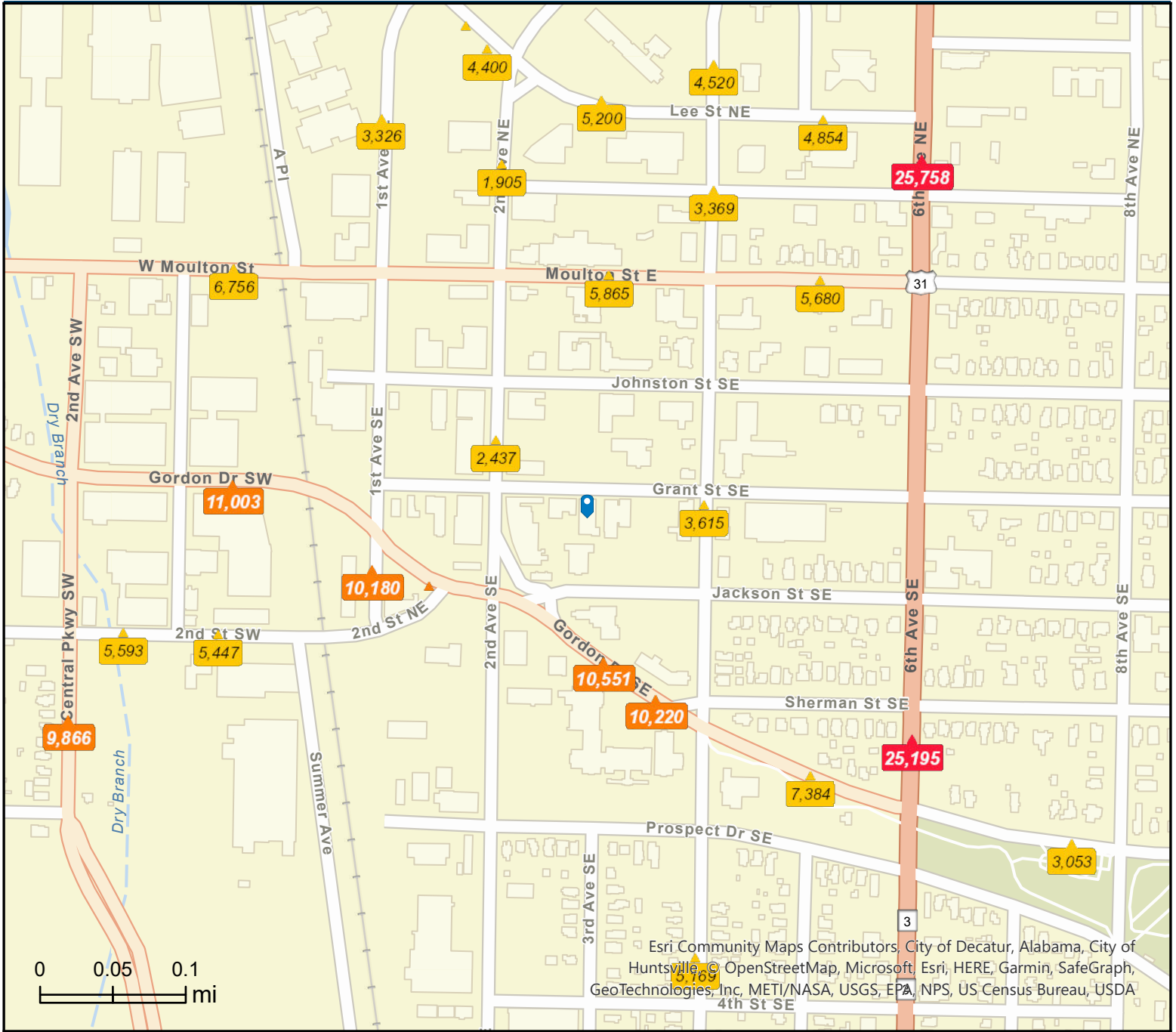




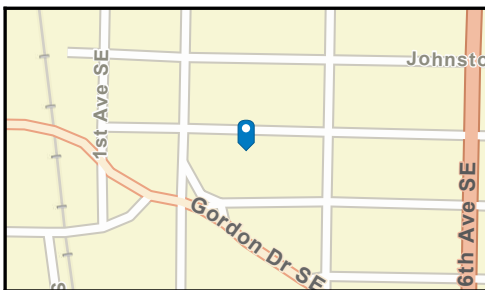
# Traffic Count Map - Close Up

225 Grant St SE, Decatur, Alabama, 35601  
Ring Bands: 0-1, 1-3, 3-5 mile radii

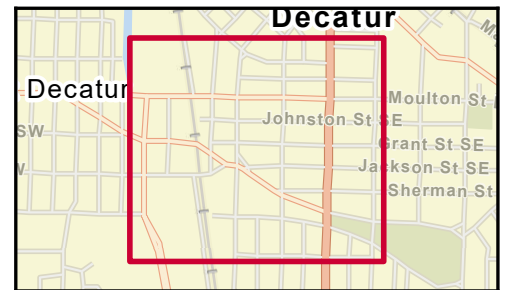
Prepared by Esri  
Latitude: 34.60152  
Longitude: -86.98402



Esri Community Maps Contributors, City of Decatur, Alabama, City of Huntsville, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).



OFFICE/RETAIL FOR LEASE

## **ADVISOR BIO**

229 Grant Street SE - Decatur, AL



**MICHAEL NANCE**

Salesperson

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**PROFESSIONAL BACKGROUND**

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Michael Nance joined Gateway Commercial Brokerage in 2005. He lives in Decatur, Alabama. His experience includes sales and leasing of commercial properties, and sale of raw land.

Michael currently serves as Property Manager for multiple properties such as 2nd & Grant, Longview Plaza, and Westmead Office Complex.





**GATEWAY**  
COMMERCIAL BROKERAGE

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