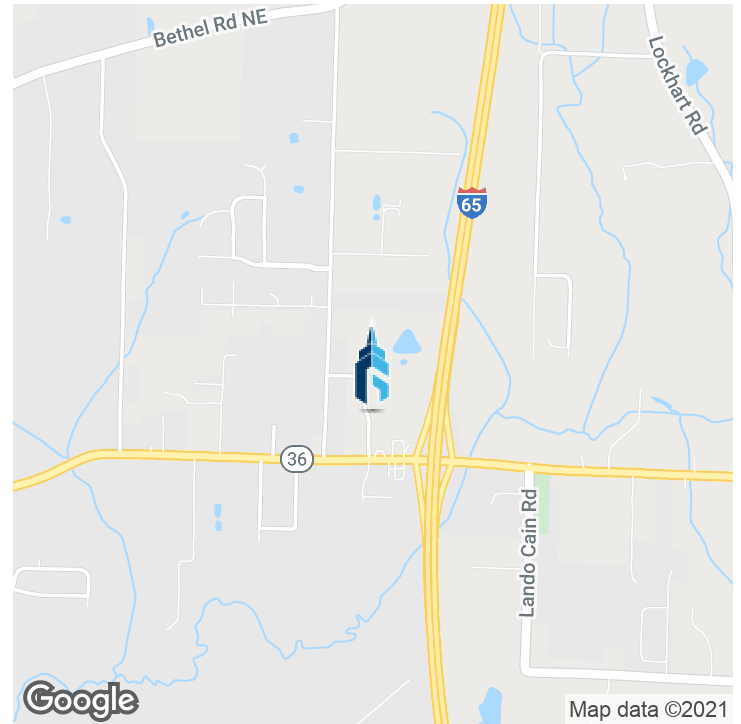


# 520 SHULL ROAD

Hartselle, AL 35640



## OFFERING SUMMARY

Sale Price:	\$335,000
Building Size:	6,000 SF
Available SF:	6,000 SF
Price / SF:	\$55.83
Year Built:	1991

## PROPERTY OVERVIEW

+/- 6,000 sf building on +/- 1.33 acres with a +/- 4,000 sf warehouse and +/- 2,000 sf office space. Office area can be decreased or increased. 5 offices, large reception room, break room, 2 bathrooms, 12' sidewalls, 15' center. Gas tanks have been removed and there is a "No Further Action Letter" from ADEM. Fenced lot with wide sliding gate. Two 10' x 11' loading doors. One grade level loading dock and one dock high loading dock. Property was built around 1991 and is not in a flood plain. An additional +/- 0.6 acre lot can be purchased for \$15,000.

## PROPERTY HIGHLIGHTS



### PAULA PRESTWOOD

pprestwood@aol.com  
256.227.1524

Details contained herein are from sources we deem reliable. However, no liability is assumed for errors or omissions. This offering is subject to change or be withdrawn without notice.

# 520 SHULL ROAD

Hartselle, AL 35640



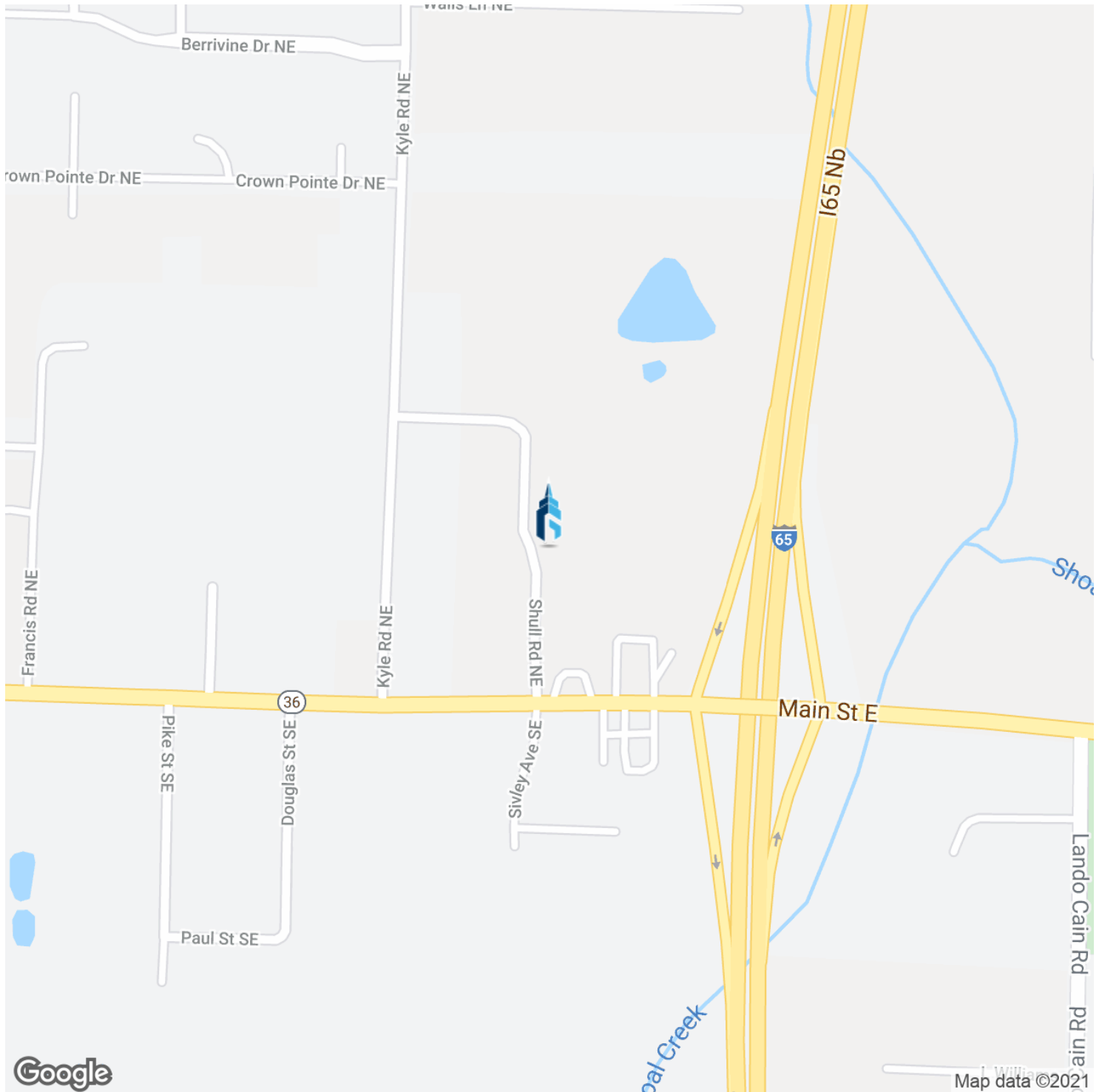
**PAULA PRESTWOOD**

pprestwood@aol.com  
256.227.1524

Details contained, herein, are from sources we deem reliable. However, no liability is assumed for errors or omissions. This offering is subject to change or be withdrawn without notice.

# 520 SHULL ROAD

Hartselle, AL 35640



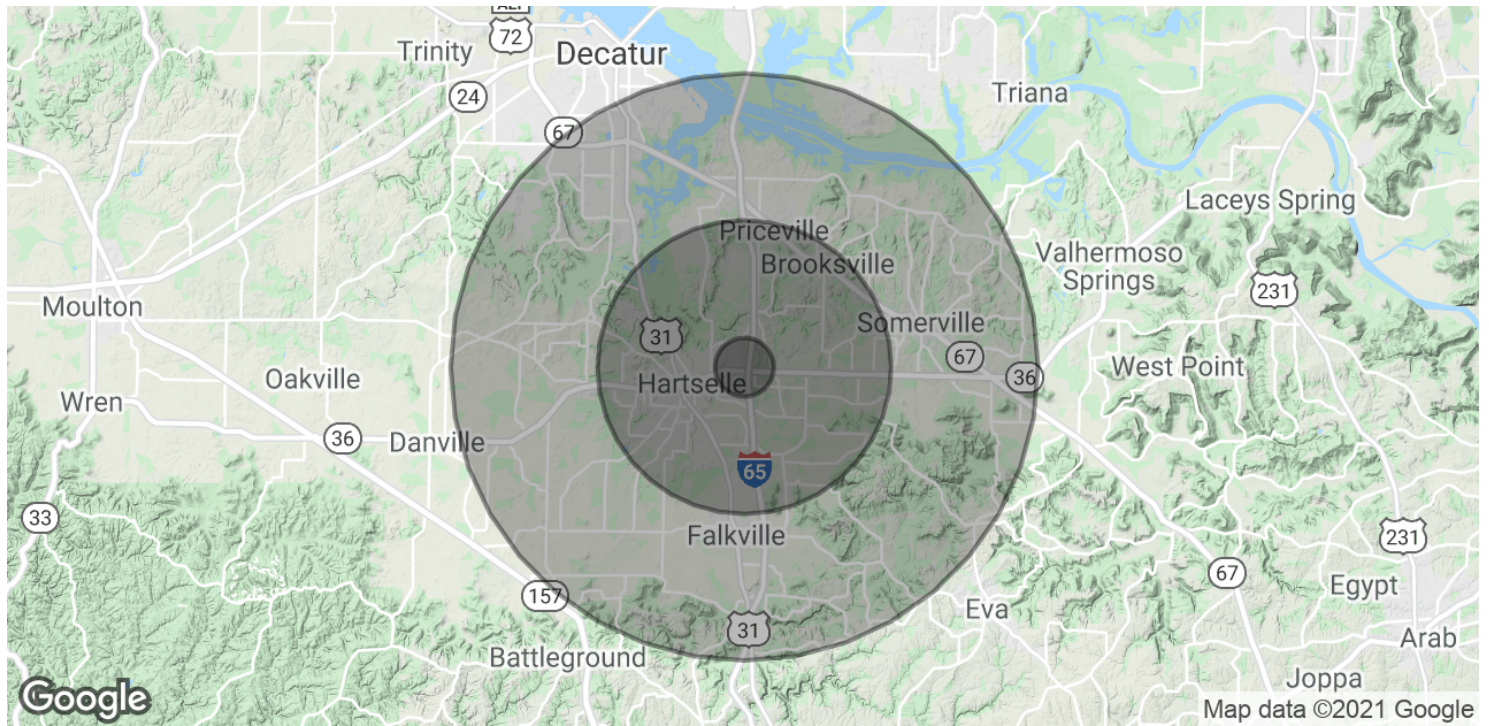
**PAULA PRESTWOOD**

pprestwood@aol.com  
256.227.1524

Details contained, herein, are from sources we deem reliable. However, no liability is assumed for errors or omissions. This offering is subject to change or be withdrawn without notice.

# 520 SHULL ROAD

Hartselle, AL 35640



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	896	23,063	63,746
Average age	40.6	39.0	39.5
Average age (Male)	39.5	38.7	38.9
Average age (Female)	41.8	39.4	40.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	331	8,826	24,699
# of persons per HH	2.7	2.6	2.6
Average HH income	\$72,803	\$62,548	\$61,393
Average house value		\$129,536	\$127,213

\* Demographic data derived from 2010 US Census



## PAULA PRESTWOOD

pprestwood@aol.com  
256.227.1524

Details contained herein are from sources we deem reliable. However, no liability is assumed for errors or omissions. This offering is subject to change or be withdrawn without notice.