



# 307 SECOND LUXURY LOFTS

307 2nd Ave SE  
Decatur, Alabama

PRESENTED BY

**JARED DISON**

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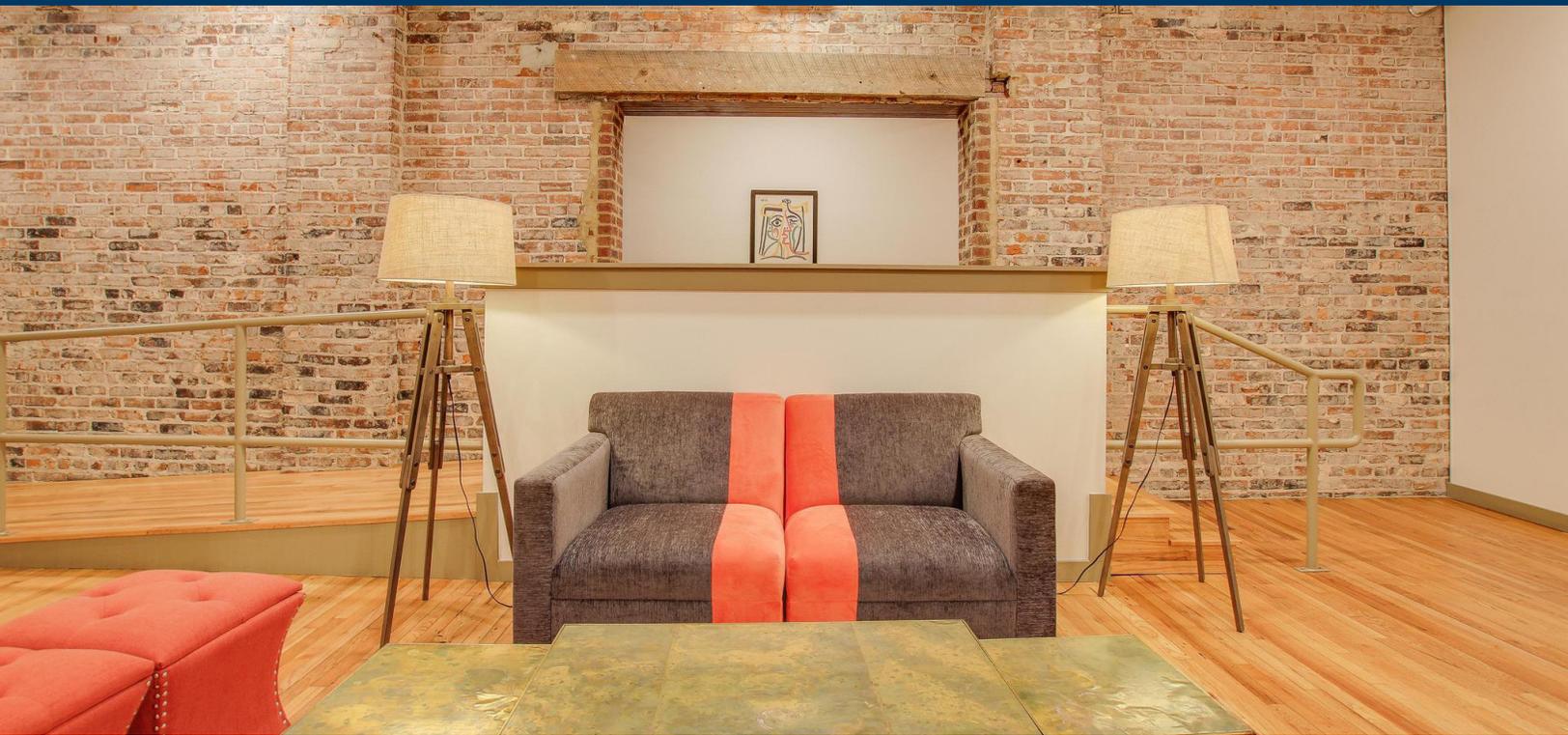
**GATEWAY**  
COMMERCIAL BROKERAGE

300 Market Street NE, Suite 3  
Decatur, AL 35601  
(256) 355-0721  
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# 307 SECOND LUXURY LOFTS

307 2nd Ave SE | Decatur, Alabama

Office Space



## PROPERTY OVERVIEW

Beautiful. Elevate your lifestyle in the heart of historic Downtown Decatur with our exquisite luxury loft apartments. Nestled amidst the vibrant streets and charming atmosphere, our suites offer a fusion of contemporary elegance and urban convenience. Situated in the bustling downtown district, our lofts provide unparalleled access to Decatur's finest dining, shopping, and entertainment destinations. Embrace the vibrant energy of the city while enjoying the tranquility of your private residence.

## DEMOGRAPHICS

### POPULATION

1 Mile 7,857  
3 Mile 41,859  
5 Mile 60,416

### HOUSEHOLDS

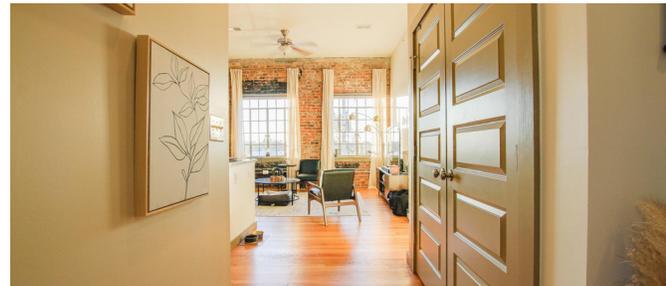
1 Mile 3,381  
3 Mile 16,802  
5 Mile 23,936

### HOUSEHOLD INCOME

1 Mile \$59,959 (AVG)  
3 Mile \$68,537 (AVG)  
5 Mile \$71,206 (AVG)

### DAILY TRAFFIC COUNTS

Beltline Road SW	34,512 AADT
6th Avenue SE	25,391 AADT
Point Mallard Pkwy	30,220 AADT



**Emmette Barran, CCIM**, Qualifying Broker  
(256) 303-1703  
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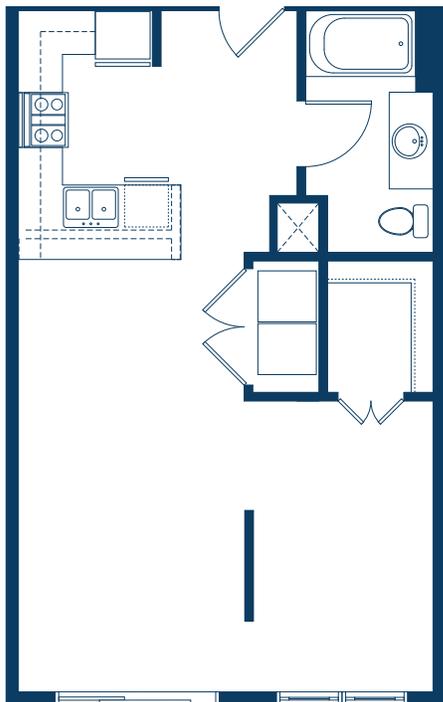
**Jared Dison**, Property Manager  
(256) 431-0101  
jdison@gatewaycommercial.net

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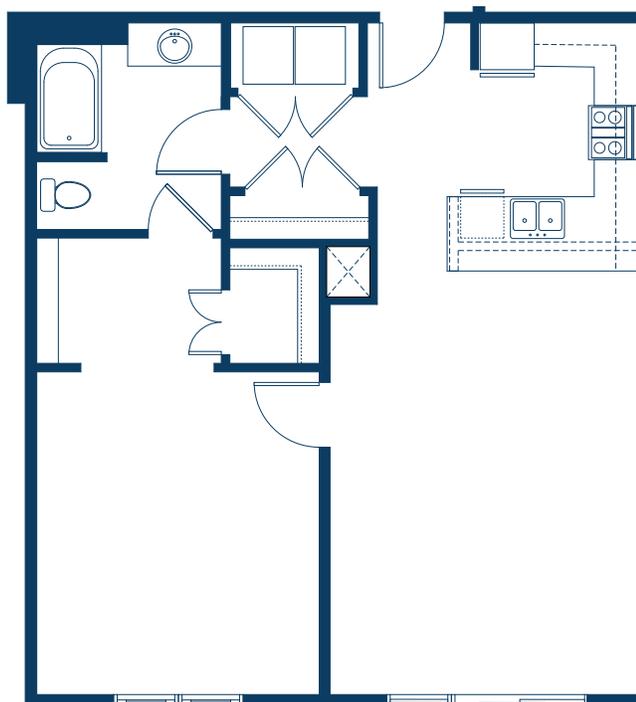


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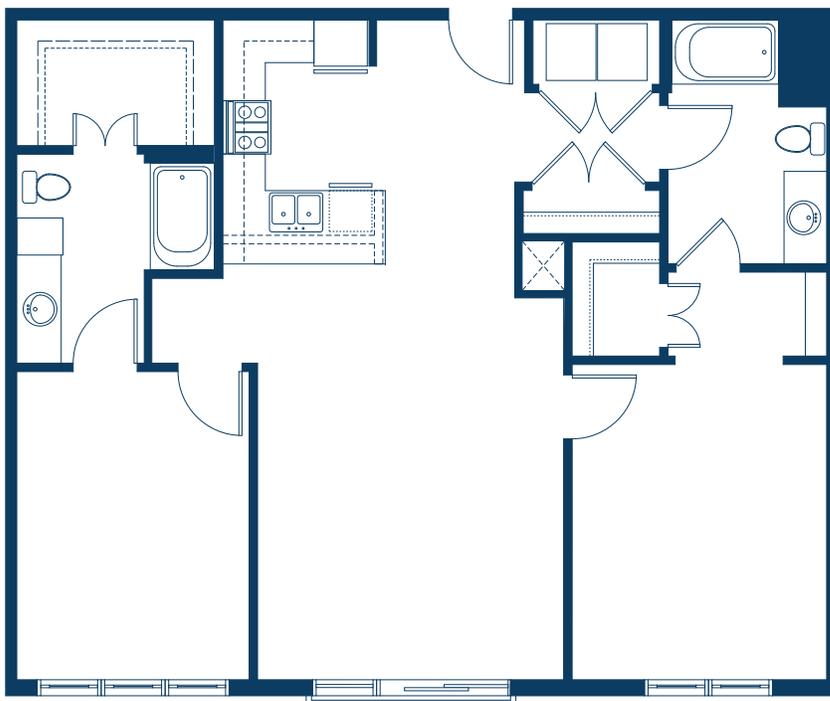
STUDIO LOFT



ONE BEDROOM LOFT



TWO BEDROOM LOFT



- A 1,050 SF
- B 640 SF
- C 1,300 SF
- D 1,300 SF
- E 640 SF
- F 1,050 SF
- G 880 SF
- H 1,350 SF
- I 640 SF
- J 900 SF

NOTE: ALL SQUARE FOOTAGES ARE APPROXIMATE.





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