



307 SECOND RETAIL

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 RETAIL

307 2nd Ave SE | Decatur, Alabama

Office Space



PROPERTY OVERVIEW

Prime retail space located beneath 307 Luxury Lofts on bustling 2nd Ave in downtown Decatur. With notable tenants like NARCOG and High Point Market, this space combines modern sophistication with urban accessibility. Enjoy the convenience of being steps away from excellent dining, shopping, and entertainment in the heart of the city.

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



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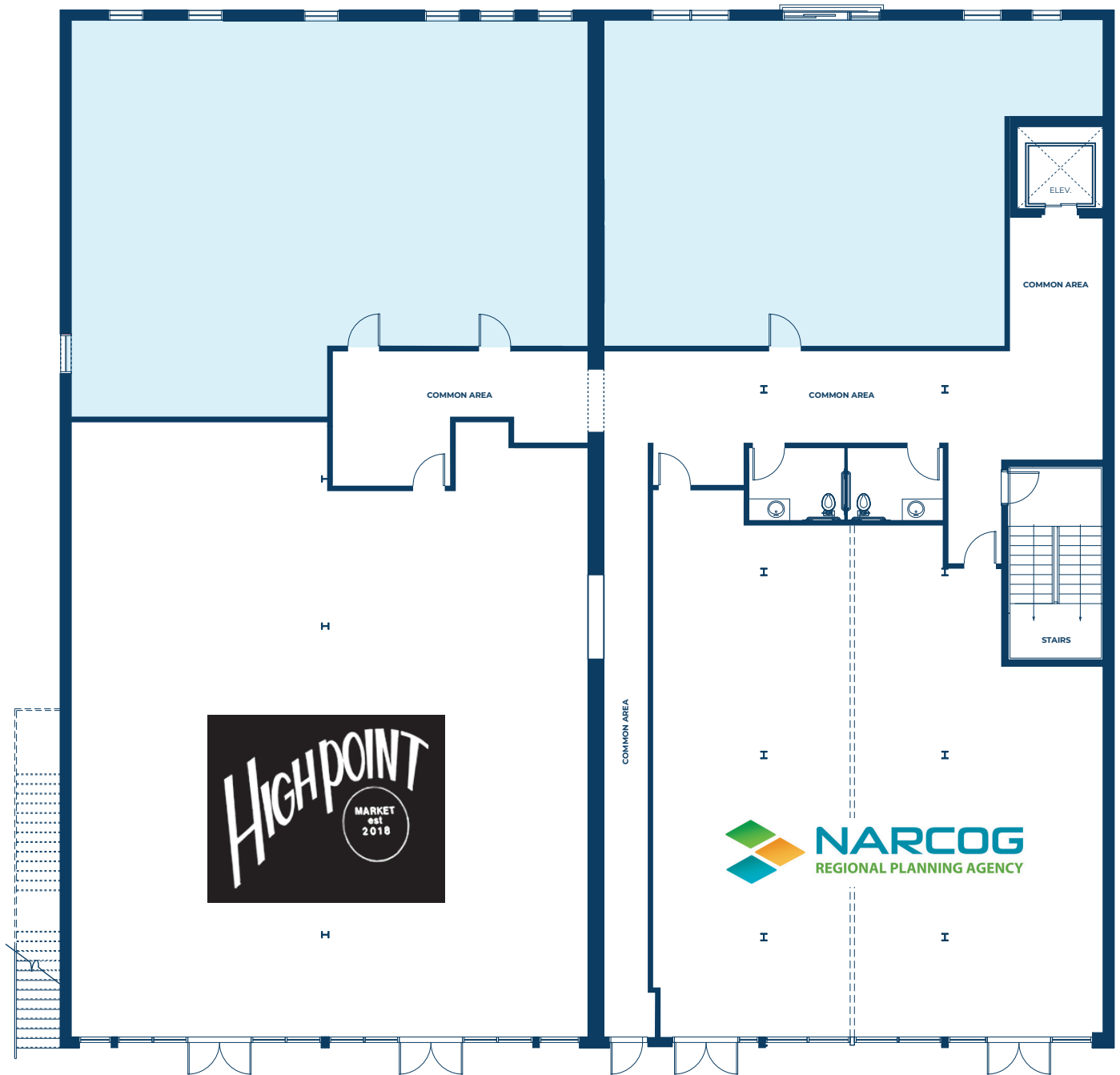


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A	HIGH POINT MARKET	1,050 SF
B	NARCOG	640 SF

NOTE: ALL SQUARE FOOTAGES ARE APPROXIMATE.





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