



HART PLAZA

587 Highway 31 N
Hartselle, Alabama

PRESENTED BY

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HART PLAZA

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Office/Retail Space



PROPERTY OVERVIEW

Hart Plaza is located in the heart of Hartselle, Alabama on Highway 31. This property is +/- 9,855 sf of retail and office space, and was recently renovated in 2000. Units A, B, C, and E are open retail space with a private office, storage, and restrooms in the rear. Units D and G are outfitted for restaurant use, with dining space in front, and commercial kitchen and restrooms in the rear.

DEMOGRAPHICS

| POPULATION | | HOUSEHOLDS | | HOUSEHOLD INCOME | |
|------------|--------|------------|-------|------------------|----------------|
| 1 Mile | 5,392 | 1 Mile | 2,299 | 1 Mile | \$82,938 (AVG) |
| 3 Mile | 12,007 | 3 Mile | 4,629 | 3 Mile | \$96,959 (AVG) |
| 5 Mile | 6,567 | 5 Mile | 2,473 | 5 Mile | \$92,655 (AVG) |

DAILY TRAFFIC COUNTS

| | |
|------------------|-------------|
| US Hwy 31 | 20,060 AADT |
| Hwy 36 | 11,503 AADT |
| Vaughn Bridge Rd | 2,788 AADT |



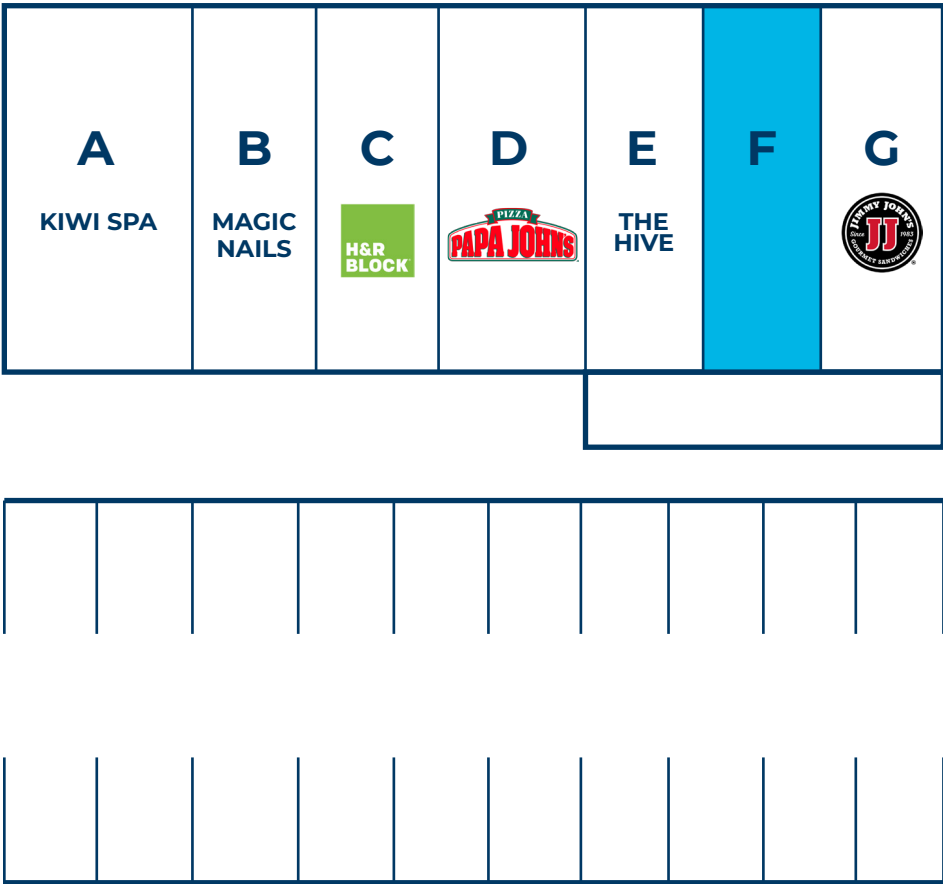
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587 Hwy 31 N | Hartsville, Alabama



| | | |
|---|--------------|----------|
| A | Kiwi Spa | 2,100 SF |
| B | Magic Nails | 1,200 SF |
| C | H & R Block | 1,200 SF |
| D | Papa Johns | 1,200 SF |
| E | The Hive | 1,200 SF |
| F | AVAILABLE | 1,200 SF |
| G | Jimmy John's | 1,200 SF |

NOTE: ALL SQUARE FOOTAGES ARE APPROXIMATE.



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