

ALBANY WEST

607 Church Street NE
Decatur, Alabama

PRESENTED BY

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GATEWAY
COMMERCIAL BROKERAGE

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ALBANY WEST

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Office Space



PROPERTY OVERVIEW

Albany West is a commercial strip-center located near the intersection of Church Street and 6th Avenue (Hwy 31), positioned behind the Hardees restaurant. This property offers excellent accessibility, being close to the Highway 20 industrial area and providing convenient access to Interstate I-65. The total building size is 7,500 square feet, divided into five 1,500 square foot suites, ideal for businesses seeking modern and well-located commercial spaces.

DEMOGRAPHICS

POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME
1 Mile 7,857	1 Mile 3,381	1 Mile \$59,959 (AVG)
3 Mile 41,859	3 Mile 16,802	3 Mile \$68,537 (AVG)
5 Mile 60,416	5 Mile 23,936	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



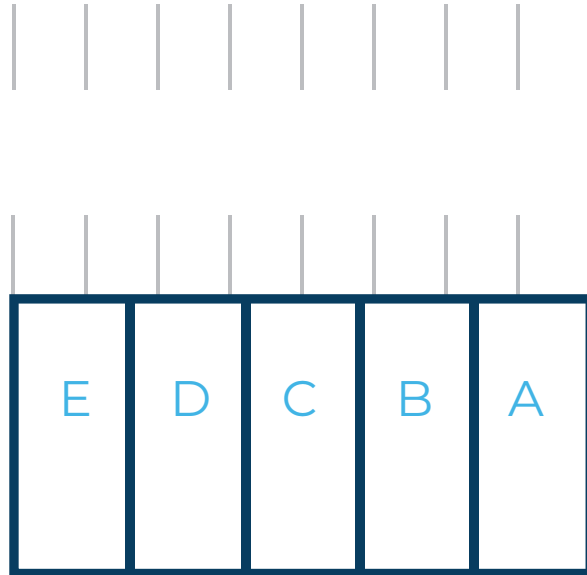
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CHURCH ST NE



Suite A	1,500 SF
Suite B	1,500 SF
Suite C	1,500 SF
Suite D	1,500 SF
Suite E	1,500 SF

NOTE: ALL SQUARE FOOTAGES ARE APPROXIMATE.



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