



# RETAIL/MEDICAL OFFICE FOR SALE

1324 Main Street, Gardendale, AL 35071

Free-standing retail/medical office building at signalized intersection



## ASKING PRICE:

\$750,000



## SIZE:

Building: 2,190 SF

Lot: 0.34 AC



## LOCATION:

Easy access to I-65 and Fieldstown Road in busy retail/medical corridor

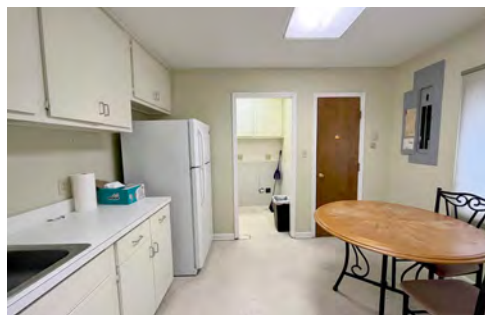
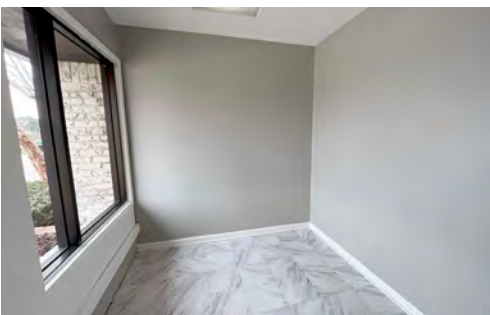
High visibility off Decatur Hwy (US 31) at Signalized Intersection



## TRAFFIC:

15,879 AADT on US 31

5,630 AADT on Main St



**HARBERT**  
REALTY SERVICES

**NORMAN TYNES**

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**LACEY SCOTT**

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2 North 20th Street, #1700, Birmingham, AL 35203

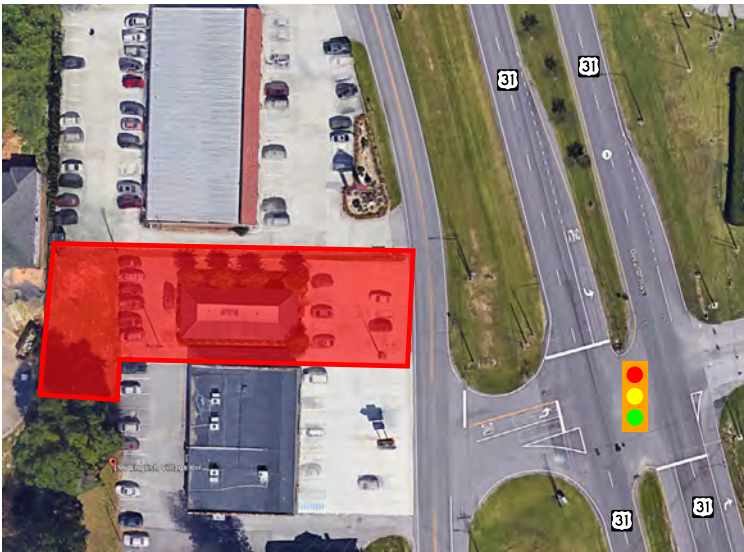
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POPULATION	1 MILE	3 MILES	5 MILES
2022 Estimated Population	3,420	18,575	34,455

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2022 Estimated Households	1,506	7,482	14,143

INCOME	1 MILE	3 MILES	5 MILES
2022 Estimated Average Household Income	\$91,556	\$75,303	\$76,933



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