

# FREE-STANDING BUILDING AVAILABLE

1345 Gunter Ave Guntersville, AL 35976



## RETAIL PROPERTY FOR LEASE

+/- 3,600 SF Building Available on Main Retail Corridor

### Property Highlights

- Located on a hard corner and signalized intersection
- Building is ideal for retail, office or medical use
- Includes pylon sign that sits on the main corner of the property
- Ideally located on main retail corridor in close proximity to national retailers like CVS, Walgreens, NAPA Auto Parts, BB&T Bank, BancorpSouth Bank, Ace Hardware, Domino's Pizza, and KFC
- Recent improvements include new HVAC, electrical upgrades, parking lot seal and stripe and interior maintenance

Demographics	3 Miles	5 Miles	10 Miles
Total Households	2,062	4,798	19,310
Total Population	5,289	12,307	50,732
Average HH Income	\$48,552	\$50,265	\$50,895

### Traffic Counts

27,100 VPD (Gunter Ave)  
13,000 VPD (Henry St)

### DAVID PLUMMER

205.314.0395  
david@retailspecialists.com

No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability for error or omissions.

RETAIL SPECIALISTS  
Birmingham | Atlanta  
retailspecialists.com

# FREE-STANDING BUILDING AVAILABLE

1345 Gunter Ave Guntersville, AL 35976

SURROUNDING RETAIL | FOR LEASE



**DAVID PLUMMER**

205.314.0395

david@retailspecialists.com

No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability for error or omissions.

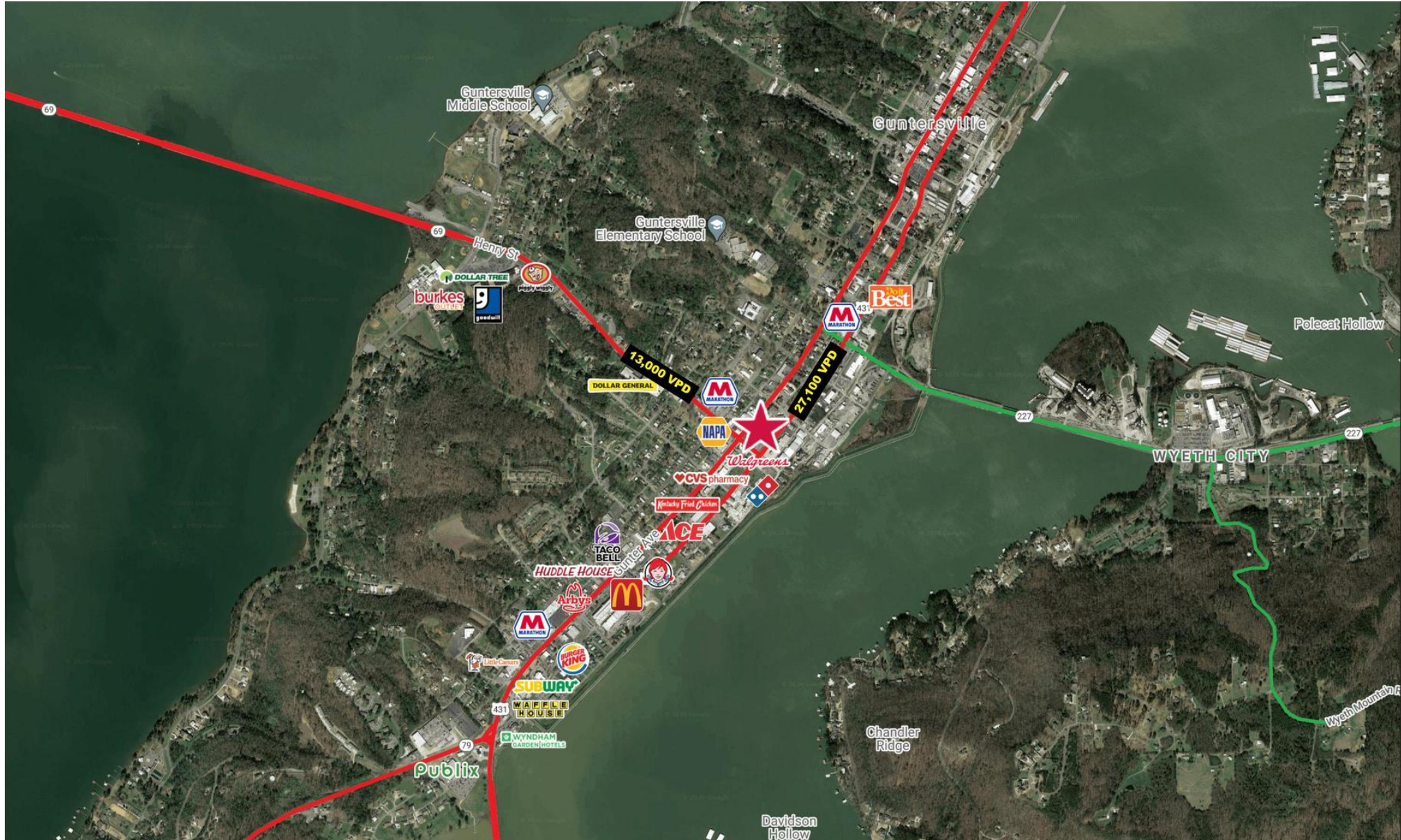
RETAIL SPECIALISTS  
Birmingham | Atlanta  
retailspecialists.com



# FREE-STANDING BUILDING AVAILABLE

1345 Gunter Ave Guntersville, AL 35976

MARKET AERIAL | FOR LEASE



**DAVID PLUMMER**  
205.314.0395  
david@retailspecialists.com

No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability for error or omissions.

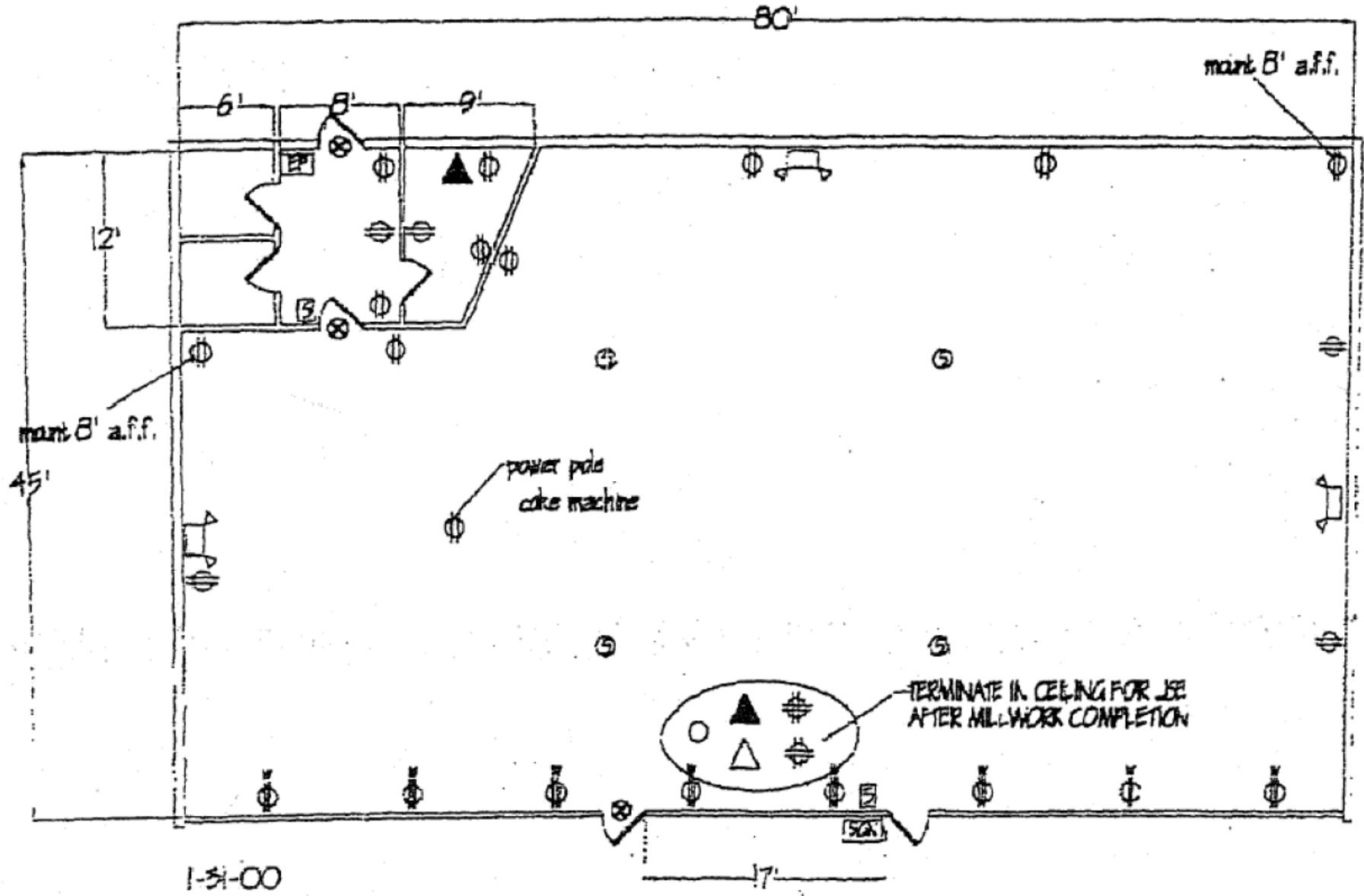
RETAIL SPECIALISTS  
Birmingham | Atlanta  
retailspecialists.com



# FREE-STANDING BUILDING AVAILABLE

1345 Gunter Ave Guntersville, AL 35976

FLOOR PLAN | FOR LEASE



**DAVID PLUMMER**  
205.314.0395  
david@retailspecialists.com

No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability for error or omissions.

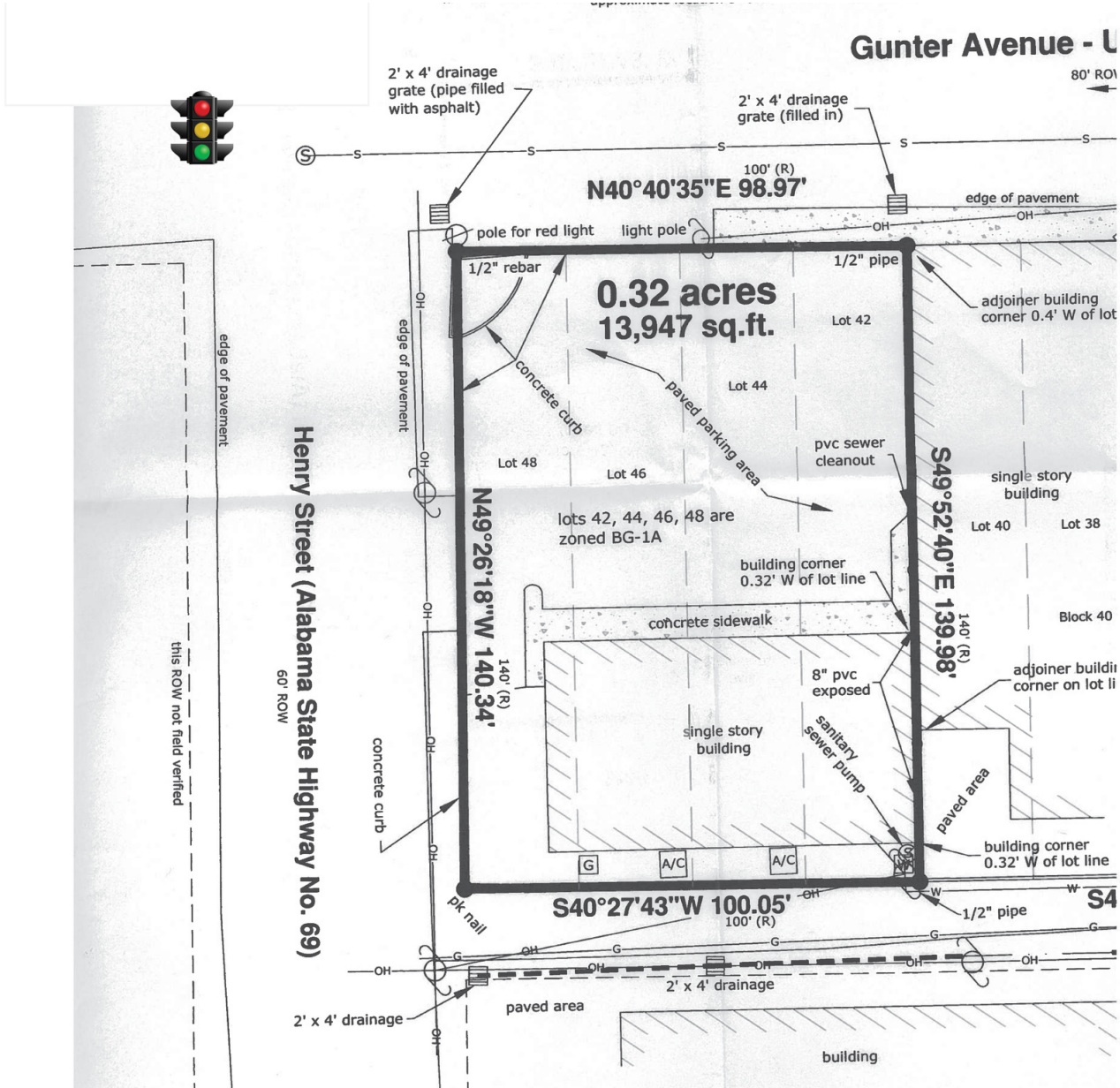
RETAIL SPECIALISTS  
Birmingham | Atlanta  
retailspecialists.com



# FREE-STANDING BUILDING AVAILABLE

1345 Gunter Ave Guntersville, AL 35976

**SURVEY | FOR LEASE**



edge of pavement  
this ROW not field verified

Henry Street (Alabama State Highway No. 69)  
60' ROW



# FREE-STANDING BUILDING AVAILABLE

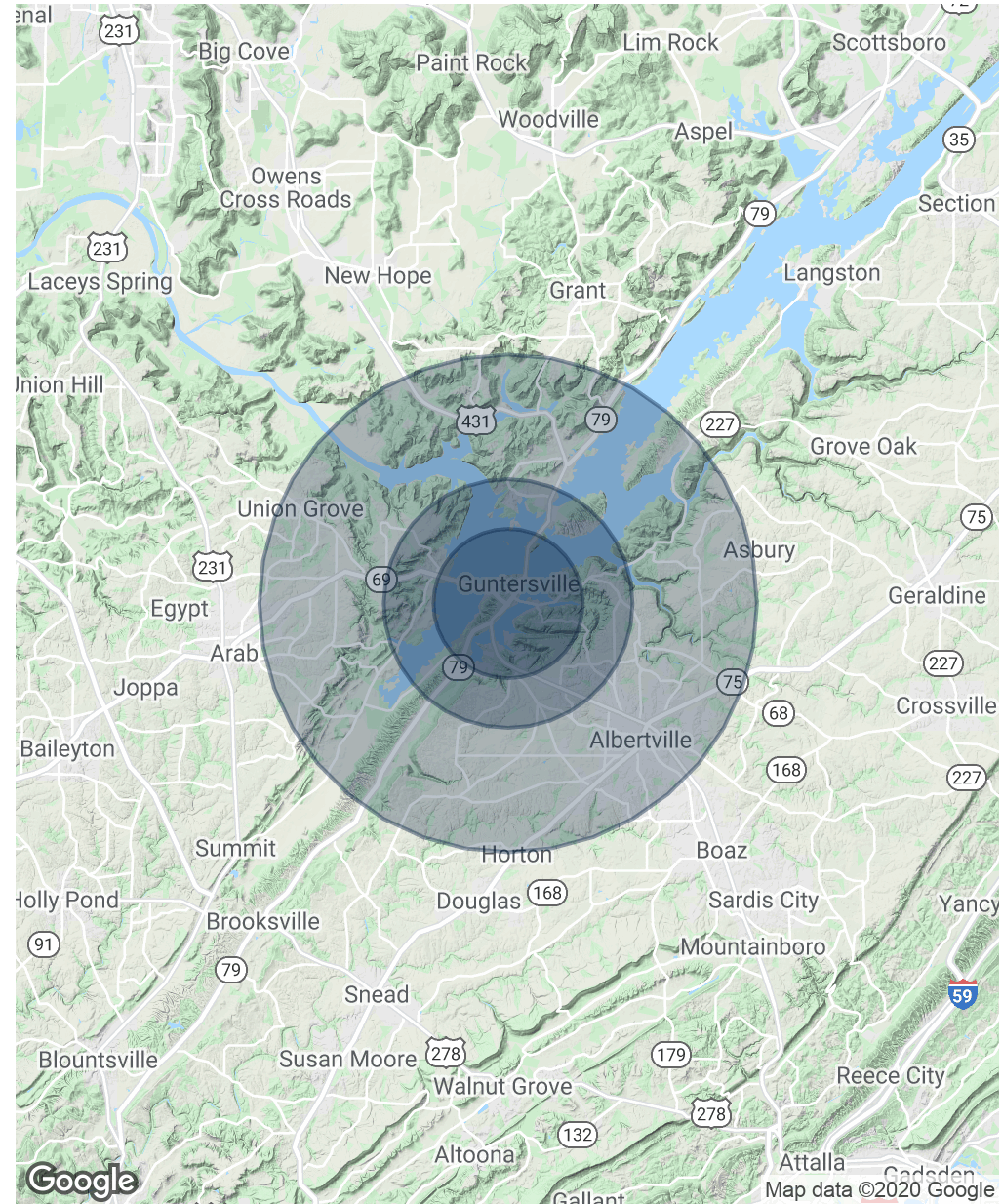
1345 Gunter Ave Guntersville, AL 35976

Population	3 Miles	5 Miles	10 Miles
Total Population	5,289	12,307	50,732
Average age	41.4	41.1	38.0
Average age (Male)	39.7	39.5	35.9
Average age (Female)	42.0	41.8	39.5

Households & Income	3 Miles	5 Miles	10 Miles
Total households	2,062	4,798	19,310
# of persons per HH	2.6	2.6	2.6
Average HH income	\$48,552	\$50,265	\$50,895
Average house value	\$155,838	\$153,883	\$142,064

\* Demographic data derived from 2010 US Census



**DAVID PLUMMER**  
 205.314.0395  
 david@retailspecialists.com

No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability for error or omissions.