

FOR SALE

# Alabaster Convenience Store for Sale

725 1st Street South, Alabaster, AL 35007



SHANNON WALTCHACK  
WE LOVE REAL ESTATE



## PROPERTY SUMMARY

<b>Sale Price:</b>	\$850,000 (Reduced from \$1,300,000)
<b>Lot Size:</b>	0.64 Acres
<b>Building Size:</b>	2,192 SF

## PROPERTY HIGHLIGHTS

- Extremely well located convenience store with 6 gasoline pumps
- Impressive traffic counts with 40,000 vehicles per day on US 31 and 103,000 vehicles per day on I-65
- Over 62,000 residents live within a five mile radius, with an average annual household income that exceeds \$89,000
- Near one of the largest schools in the state, comprised of 300-acres and more than 2,000 students
- Ideally located at what will be the main entrance of District 31, Birmingham's newest retail development that will encompass 75 acres and include of 375,000 square feet of retail and restaurants
- Brand new, double walled tanks in ground. Old tanks have been removed and a "No Further Action" letter has been issued by ADEM

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

Fuller McClendon  
334-524.6271  
fm@shanwalt.com

1616 2nd Avenue South, Suite 100  
Birmingham, AL 35233  
shanwalt.com

FOR SALE

# Alabaster Convenience Store for Sale

725 1st Street South, Alabaster, AL 35007



SHANNON WALTCHACK  
WE LOVE REAL ESTATE



The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

Fuller McClendon  
334.524.6271  
fm@shanwalt.com

1616 2nd Avenue South, Suite 100  
Birmingham, AL 35233  
shanwalt.com