

## For Sale or Lease

### Property Description

Stirling Properties is pleased to offer this great Retail/Office space for Sale or Lease in Foley, Alabama with approximately 220' of frontage on Highway 59/N McKenzie Street. Currently occupied by Fred's retail store. The city of Foley is currently working on extending Fern Avenue east to the Foley Beach Expressway, which is due to be completed in July, 2019.

Approximately 16,700 sf of retail and warehouse space on approximately 1.5 acres. Loading dock with double warehouse doors and large overhang area. Has a drive-through window in place. Remote controlled lighting and HVAC. Security system in place. Small office area in front of store, as well as a small office in the warehouse. Pass-through costs are \$1.50 psf annually.

### Prices

- For Sale - \$1,786,700
- For Lease - \$9.80-\$11.00 PSF Annually

### Available

- 16,700 SF

### Land Size

- 66,000 SF

### Traffic Counts (ADT 2017)

- On N. McKenzie St., South of Site: 30,710



Overview

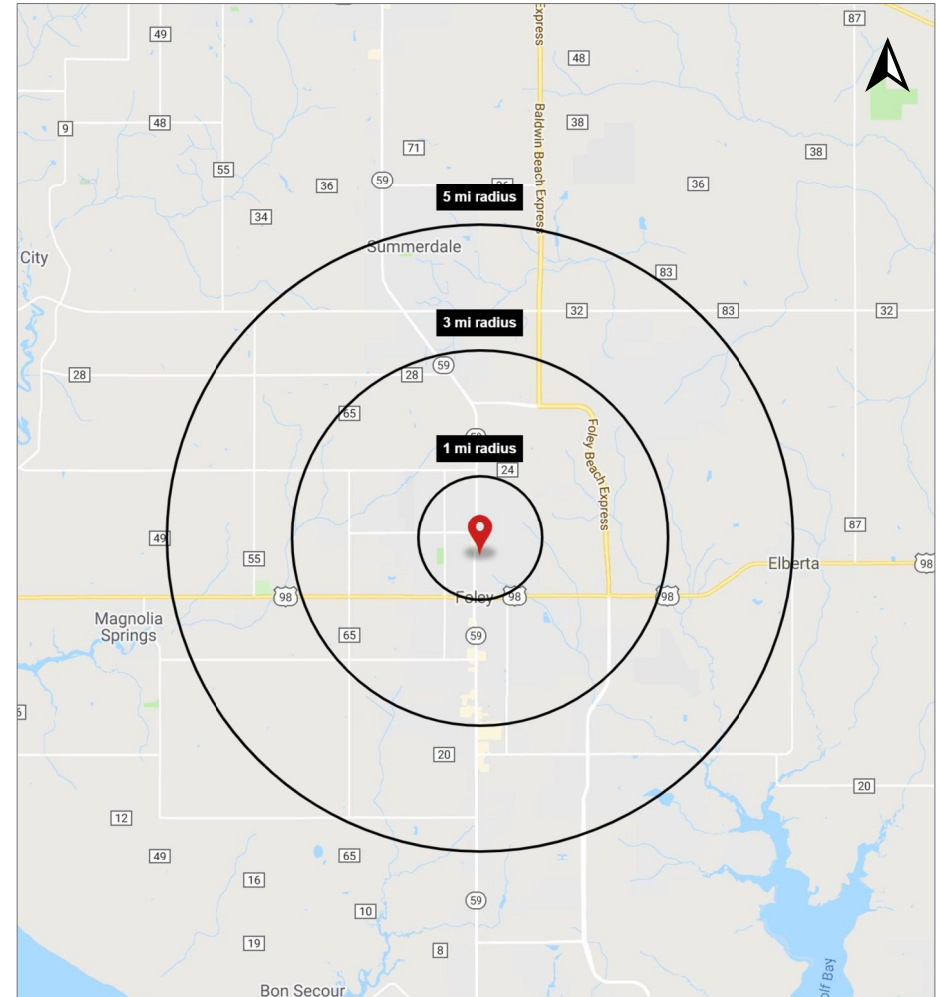
**Demographics**

Aerial

Site Plan

Photos

	1 mile	3 miles	5 miles
2019 Estimated Population	3,536	15,075	26,596
2024 Projected Population	3,840	16,686	29,685
2010 Census Population	3,148	12,305	21,769
2000 Census Population	2,575	8,621	14,478
Projected Annual Growth 2019 to 2024	1.7%	2.1%	2.3%
Historical Annual Growth 2000 to 2019	2.0%	3.9%	4.4%
2019 Median Age	47.8	43.5	43.1
2019 Estimated Households	1,583	6,597	11,567
2024 Projected Households	1,637	6,950	12,295
2010 Census Households	1,310	5,009	8,803
2000 Census Households	1,049	3,508	5,831
Projected Annual Growth 2019 to 2024	0.7%	1.1%	1.3%
Historical Annual Growth 2000 to 2019	2.7%	4.6%	5.2%
2019 Estimated White	82.6%	76.4%	77.5%
2019 Estimated Black or African American	7.9%	12.1%	11.9%
2019 Estimated Asian or Pacific Islander	2.1%	2.2%	2.2%
2019 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.7%
2019 Estimated Other Races	6.6%	8.6%	7.6%
2019 Estimated Hispanic	8.3%	11.6%	10.2%
2019 Estimated Average Household Income	\$50,111	\$46,561	\$49,311
2019 Estimated Median Household Income	\$47,779	\$44,704	\$47,157
2019 Estimated Per Capita Income	\$22,631	\$20,422	\$21,476
2019 Estimated Total Businesses	653	990	1,558
2019 Estimated Total Employees	6,119	8,945	14,319
2019 Estimated Employee Population per Business	9.4	9.0	9.2
2019 Estimated Residential Population per Business	5.4	15.2	17.1



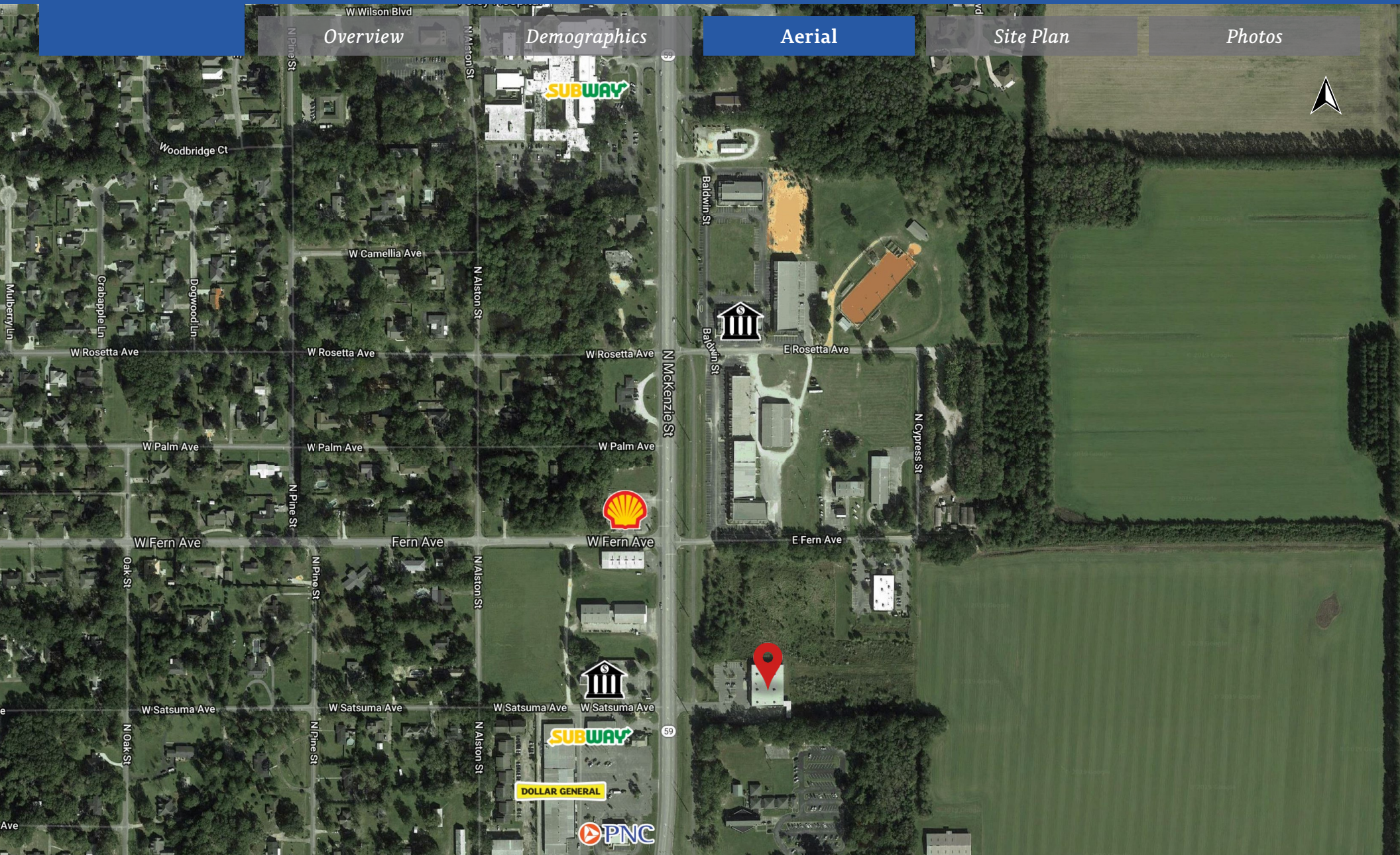
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