

Vacant Retail Portfolio - Available Individually

\$500,000 for the 3-Unit Portfolio

Bessemer, AL

Oxford, AL

Tuscumbia, AL



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INVESTMENT CONTACTS

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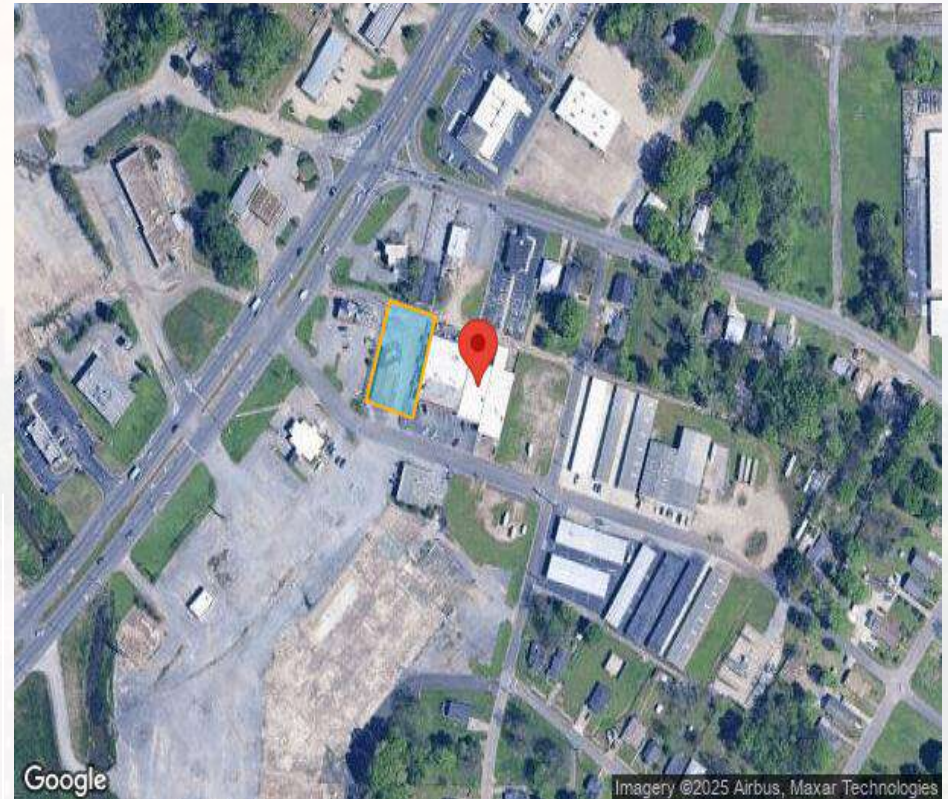
Marcus & Millichap

INVESTMENT SUMMARY

THE OFFERING

Marcus & Millichap is pleased to offer for sale, the fee simple interest in a former Pizza Hut in Bessemer, AL.

This former Pizza Hut is located at 829 8th Street N in Bessemer, Alabama. The property consists of a single-story 2,532 SF free standing structure that was built in 1975 on a 0.44 AC lot with 15+ parking spaces and a drive-thru. The property is within 1/2-mile radius of major national tenants including CVS, DaVita Dialysis, McDonald's, AutoZone, Circle K, Exxon, Marathon, Dollar General, Family Dollar, Planet Fitness, Wingstop, Papa John's, Captain D's, and more. The property is situated near U.S. Route 11, which runs southwest to northeast across northcentral Alabama and sees an average of over 21,850 VPD. The subject property is located approximately 1/2 mile from Interstate 20 (41,100+ VPD) which is a major interstate highway that spans over 1,500 miles from Reeves County, Texas, to Florence, South Carolina.



OVERVIEW

BESSEMER, AL

PRICE:	\$200,000
ADDRESS:	829 8th Street N Bessemer, AL 35020
MAJOR MARKET:	Birmingham MSA
MSA POPULATION:	1,195,462
RENTABLE AREA:	2,532 SF
LAND AREA:	0.44 AC
YEAR BUILT:	1975
APN:	38-00-09-3-026-007.000
AVG HH INCOME (5 MILE):	\$62,743
POPULATION (5 MILE):	63,219
TRAFFIC COUNTS:	21,850+ VPD (9th Ave N)
PARKING:	15+ Spaces
ZONING:	C-4

AERIAL - BIRDSEYE



DOLLAR GENERAL

SUBWAY

LOWE'S



DOLLAR GENERAL

Walgreens

Torme Foods

SUBWAY



McDonald's



829 8th St N

DOLLAR GENERAL



UAB Medical West Hospital



DOLLAR GENERAL



LOCATION OVERVIEW

BESSEMER, AL

Founded in 1887, Bessemer is located in southwestern Jefferson County. Nestled in the Jones Valley at the end of the foothills of the Appalachian Chain, Bessemer sits strategically along Interstate 59/20 and is centrally located to the economic centers of Birmingham, Hoover, Tuscaloosa and the Mercedes Plant in Vance. The Birmingham-Hoover metropolitan area where Bessemer city is located is home to over 1 million people.

With about 27,000 residents, according to the 2010 U.S. Census, Bessemer is a city with a rich history and great prospects for the future. Bessemer is a thriving city full of economic growth and development.

Our city is home to several major industries and companies. In recent years, Dollar General, Amsted Rail, U.S. Pipe and others have located facilities within our city. Where Bessemer once thrived through iron ore manufacturing, the city is now home to a diverse blend of industry and companies.

The Bessemer Airport is one of the city’s gems and the preferred destination for small plane traffic. Mitchell Field is a short drive from downtown Bessemer, Birmingham and Hoover. Our city is home to Medical West Hospital, an affiliate of the UAB Health System.

Bessemer City Schools and a group of private schools offer educational opportunities for those with children in grades K-12. Lawson State Community College has a campus in Bessemer. The University of Alabama, UAB, Miles College, Birmingham-Southern College, Samford University and Montevallo College are all within a short drive of Bessemer.

Historic Tannehill State Park is just a short drive from downtown. Renown restaurants such as The Bright Star and Bob Sykes BBQ, provide some of the South’s finest cuisine. With a mix of shopping, world-class restaurants, churches and recreational and entertainment attractions, such as the Alabama Splash Adventure, Bessemer is a city on the move!

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2024 POPULATION	28,727	63,219	245,964
2029 POPULATION EST.	28,462	62,321	244,181
AVG. HH INCOME	\$49,851	\$62,743	\$80,522
MEDIAN HH INCOME	\$36,397	\$46,670	\$56,312
BACHELORS DEGREE +	15%	20%	31%
2024 HOUSEHOLDS	11,364	25,146	99,278
2029 HOUSEHOLDS EST.	11,243	24,751	98,435

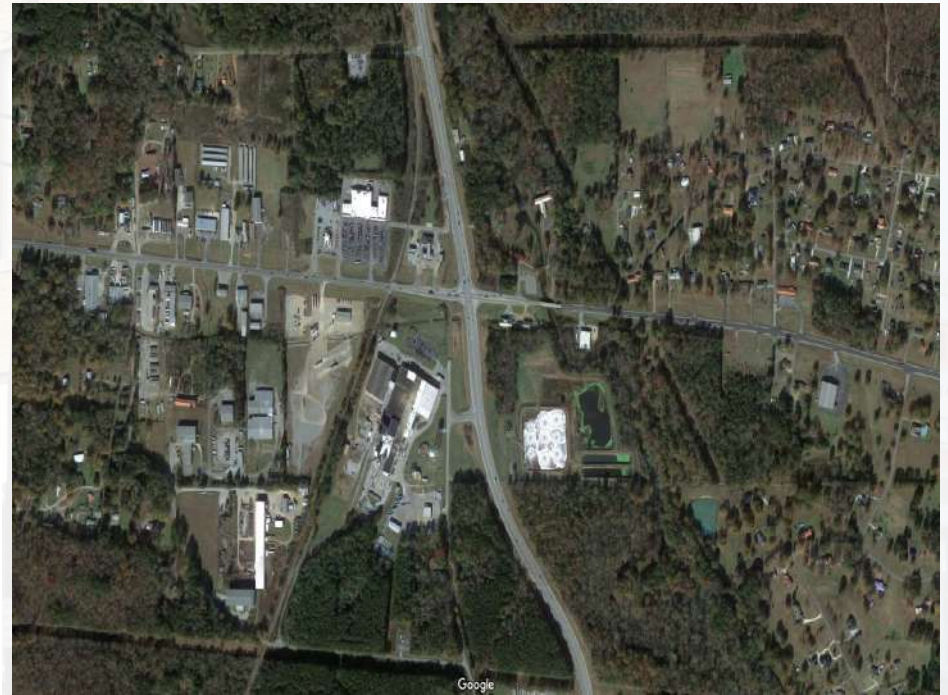


INVESTMENT SUMMARY

THE OFFERING

Marcus & Millichap is pleased to offer for sale, the fee simple interest in a former Dollar General in Oxford, AL.

This former Dollar General is located at 4545 US Highway 78 W in Oxford, Alabama. The property consists of a single-story 8,000 SF free standing structure that was built in 2001 on a 2.51 AC lot with 25+ parking spaces. The property is within 1/2-mile radius of major national tenants including Walgreens, Subway, Chevron, and more. The property benefits from its location near the intersection of US Highway 78 W & Donald G Holmes Bypass which sees a combined average of over 23,050 VPD. The subject property is less than 3/4 mile from Interstate 20 (38,750+ VPD) which is a major interstate highway that spans over 1,500 miles from Reeves County, Texas, to Florence, South Carolina. The property is approximately 3 miles from the Anniston Regional Airport, a city-owned public-use airport.

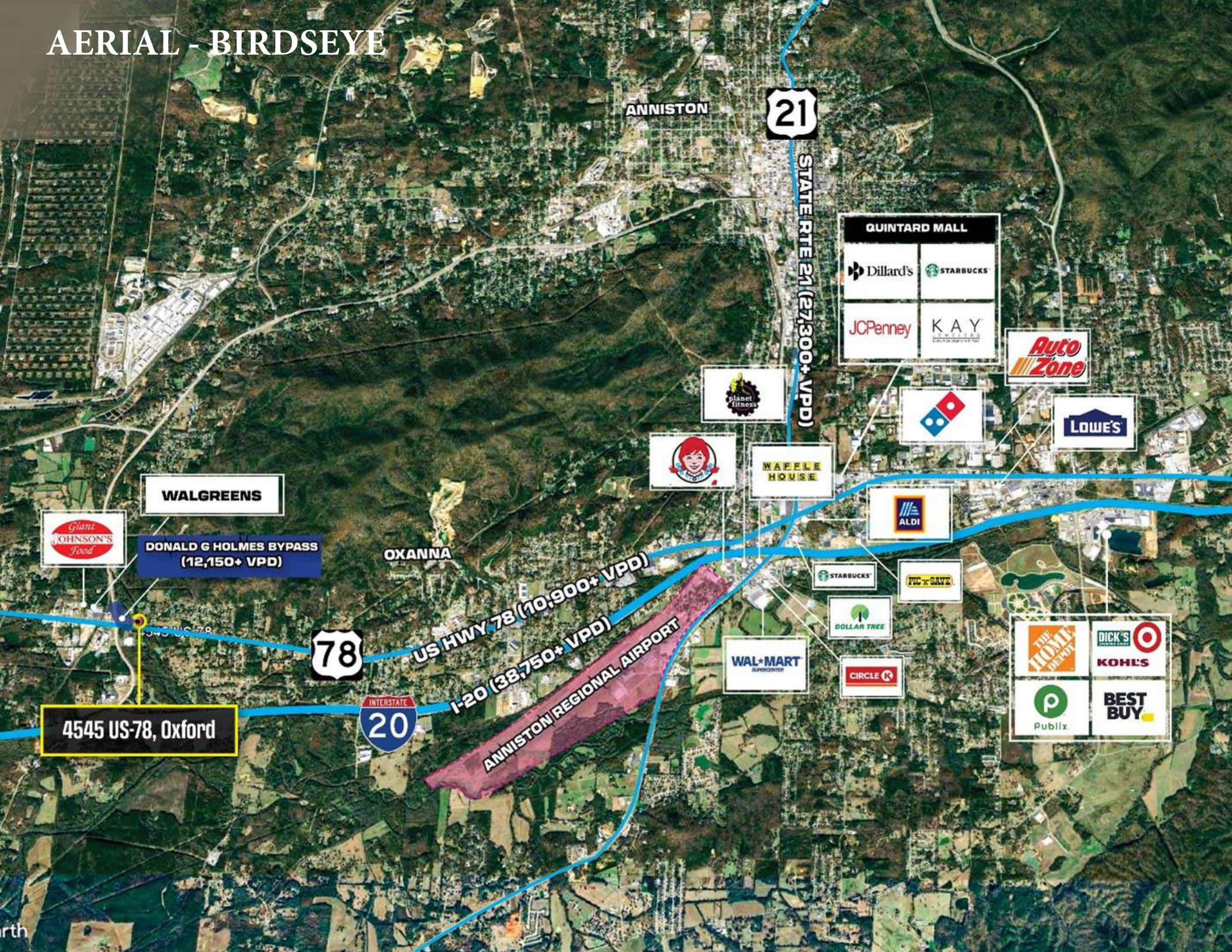


OVERVIEW

OXFORD, AL

PRICE:	\$200,000
ADDRESS:	4545 US Highway 78 W Oxford, AL 36203
MAJOR MARKET:	Anniston-Oxford MSA
MSA POPULATION:	116,162
RENTABLE AREA:	8,000 SF
LAND AREA:	2.51 AC
YEAR BUILT:	2001
APN:	22-09-32-0-001-039.002
AVG HH INCOME (5 MILE):	\$61,775
POPULATION (5 MILE):	19,408
TRAFFIC COUNTS:	23,050+ VPD (US Hwy 78/Donald G Holmes Byp)
PARKING:	25+ Spaces
ZONING:	FC

AERIAL - BIRDSEYE



ANNISTON

21

STATE RTE 21 (27,300+ VPD)

QUINTARD MALL

Dillard's	STARBUCKS
JCPenney	KAY

Auto Zone

LOWE'S

Domino's

planet fitness

Waffle House

Waffle House

ALDI

WALGREENS

Giant Johnson's Food

DONALD G HOLMES BYPASS
(12,150+ VPD)

OXANNA

78

US HWY 78 (10,900+ VPD)

20

I-20 (38,750+ VPD)

ANNISTON REGIONAL AIRPORT

4545 US-78, Oxford

STARBUCKS

THE HOME DEPOT

DOLLAR TREE

CIRCLE K

WAL-MART

THE HOME DEPOT	DICK'S SPORTING GOODS
KOHL'S	BEST BUY
Publix	

LOCATION OVERVIEW

OXFORD, AL

Oxford is a city in Calhoun, Talladega, and Cleburne counties in the State of Alabama, United States. The population was 22,069 at the 2020 census. Oxford is one of two principal cities of and included in the Anniston-Oxford Metropolitan Statistical Area, and it is the largest city in Calhoun County by population.

Founded in the early 1850s, Oxford was the first city in Calhoun County to be incorporated, in 1852. The name "Oxford" was due to the presence of a narrow crossing of Chocolocco Creek that allowed farmers to ford cattle from one side of the creek to the other. Since 1970, Oxford has annexed large amounts of land to the south and west, including the communities of Coldwater and Bynum. In 1970, it was all in Calhoun County, but today it includes areas in Talladega County and Cleburne County.

A smaller municipality, Hobson City, was once a part of Oxford. The area, then known as the Mooree Quarter, is one square mile, and is located north and west of Oxford, and south and west of Anniston. The new town became incorporated on August 16, 1899, as Hobson City, taking the name of a naval hero of the Spanish-American War.

The city's growth in recent years can be attributed mainly to the presence of Interstate 20 and Oxford's central location between Atlanta and Birmingham. The Quintard Mall is the only fully enclosed shopping mall between Birmingham and Douglasville, Georgia. Several other shopping centers dot the landscape of Oxford with the most recent being the construction of the Oxford Commons which is just off exit 188 on Interstate 20.

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2024 POPULATION	7,940	19,408	66,870
2029 POPULATION EST.	7,724	18,952	65,895
AVG. HH INCOME	\$61,056	\$61,775	\$61,837
MEDIAN HH INCOME	\$53,043	\$49,511	\$47,093
BACHELORS DEGREE +	11%	12%	16%
2024 HOUSEHOLDS	3,045	7,559	27,188
2029 HOUSEHOLDS EST.	2,957	7,371	26,771



INVESTMENT SUMMARY

THE OFFERING

Marcus & Millichap is pleased to offer for sale, the fee simple interest in a former State Farm franchise in Tuscumbia, AL.

This former State Farm franchise is located at 1311 Woodmont Drive in Tuscumbia, Alabama. The property consists of a single-story 2,094 SF free standing structure that was built in 1990 on a 0.47 AC lot with 12 parking spaces. The property is within 1-mile radius of major national tenants including O'Reilly Auto Parts, AutoZone, Burger King, Dollar General, Dollar Tree, Chevron, Shell, and more. The property benefits from its location near the intersection of Woodmont Drive & US Hwy 72 which sees a combined average of over 30,170 VPD, and approximately 1.5 miles from the intersection of US Hwy 72 & US Hwy 43 which sees a combined average of 50,900+ VPD. The property is approximately 2 miles from big-box retailers, including Walmart Supercenter, Publix and Lowe's, and less than 5 miles from the Northwest Alabama Regional Airport.

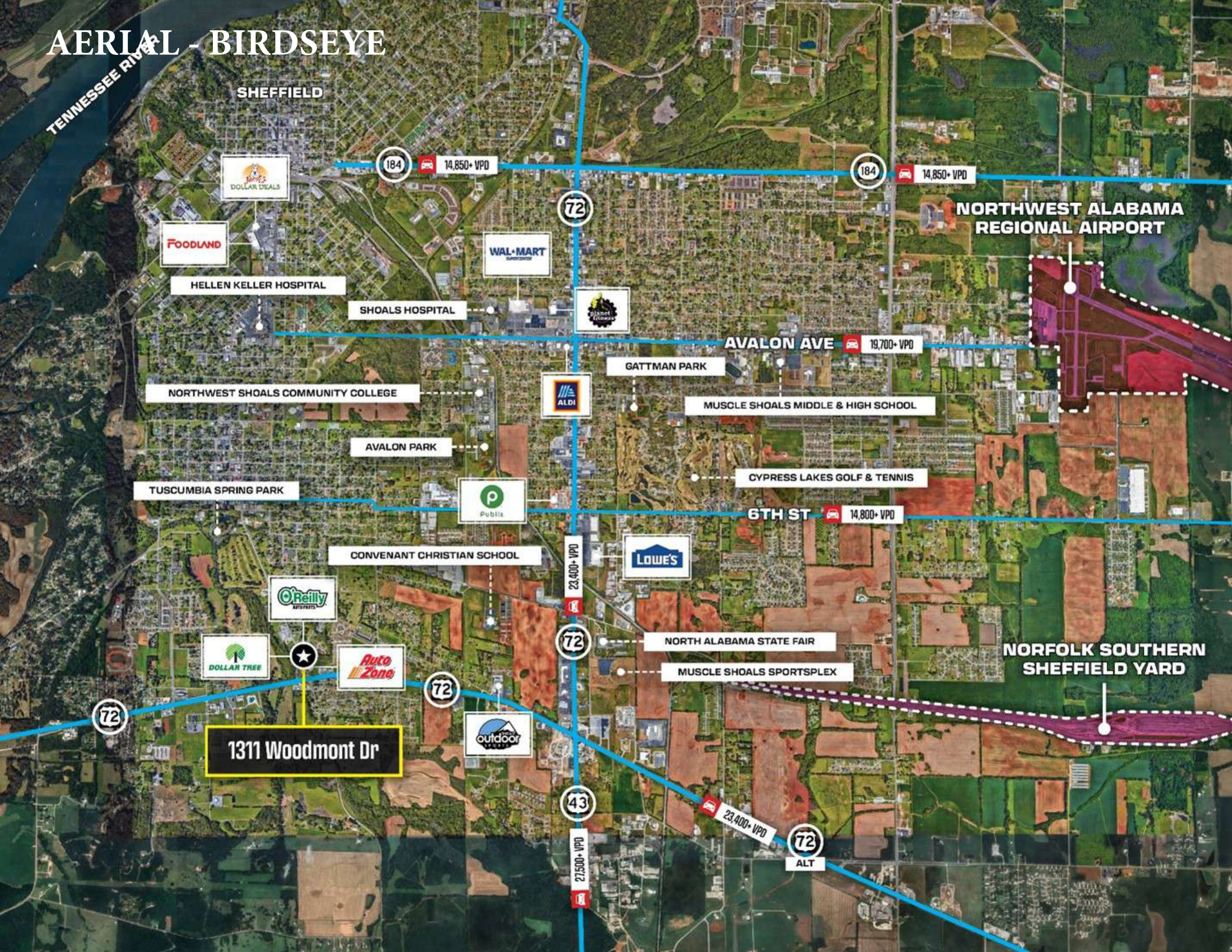


OVERVIEW

TUSCUMBIA, AL

PRICE:	\$250,000
ADDRESS:	1311 Woodmont Drive Tuscumbia, AL 35674
MAJOR MARKET:	“The Shoals”
MSA POPULATION:	148,779
RENTABLE AREA:	2,094 SF
LAND AREA:	0.47 AC
YEAR BUILT:	1990
APN:	13-02-09-4-003-001.002
AVG HH INCOME (5 MILE):	\$65,107
POPULATION (5 MILE):	37,444
TRAFFIC COUNTS:	30,170+ VPD (Woodmont Drive & US Hwy 72)
PARKING:	12 Spaces
ZONING:	B-2

AERIAL - BIRDSEYE



LOCATION OVERVIEW

TUSCUMBIA, AL

Tuscumbia, Alabama is a city steeped in history dating to 1820. Tuscumbia was an early center for agriculture, commerce and industry that included the first railroad west of the Allegheny Mountains.

The future of Tuscumbia is bright. An ample labor supply and ideal location, coupled with a progressive local government and community support, attract those who seek a desirable place to live, work and prosper.

Recreational amenities, cultural opportunities, and a progressive economic base make Tuscumbia one of the most attractive areas in the southeast. With its rich history and even brighter future, Tuscumbia is a great place to visit or to spend a lifetime!

Tuscumbia is the county seat of Colbert County, located in the Northwest corner of the state. This strategic location places Tuscumbia at the hub of the great Tennessee River Valley.

Tuscumbia is strategically located with easy access to major southeast cities. Highway accessibility is excellent with four lane traffic on U.S. highways 43 and 72. Interstate 65 is only 45 miles southeast of the city. A regional airport is located 3 miles east of Tuscumbia in Muscle Shoals.

With a population of 9,054 the city offers its residents the comfortable atmosphere of a small town, but includes a large shopping and industrial area. Tuscumbia has the advantage of being part of the greater Shoals area, which encompasses Sheffield, Muscle Shoals and Florence.

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2024 POPULATION	19,215	37,444	90,396
2029 POPULATION EST.	19,759	38,520	94,326
AVG. HH INCOME	\$62,844	\$65,107	\$61,408
MEDIAN HH INCOME	\$50,577	\$51,553	\$44,732
BACHELORS DEGREE +	19%	18%	20%
2024 HOUSEHOLDS	8,317	16,034	38,477
2029 HOUSEHOLDS EST.	8,532	16,462	40,097





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