

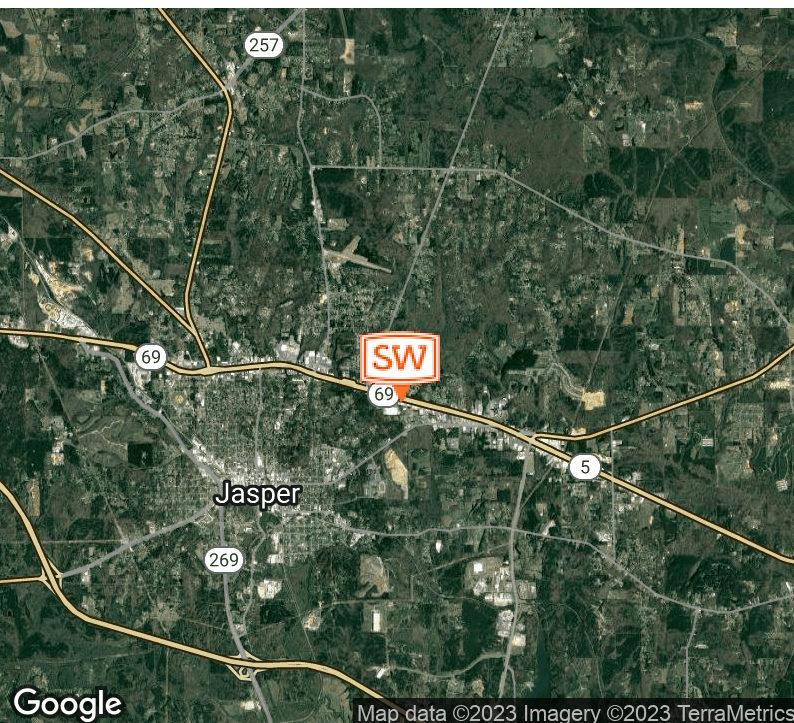
FOR LEASE

1811 Building

1811 Highway 78 East, Jasper, AL 35501



**SHANNON
WALTCHACK**



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	12,350 SF
Suite 105:	1,000 SF

PROPERTY DETAILS:

- Highly visible shopping center on Highway 78 in Jasper
- Adjacent to WalMart
- Suite 105: Currently built out as professional offices
- 44 Parking spaces (3.5 / 1,000 SF)
- Traffic count: 25,822 VPD

GEORGE ELLIOTT

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

**WE LOVE
REAL ESTATE**

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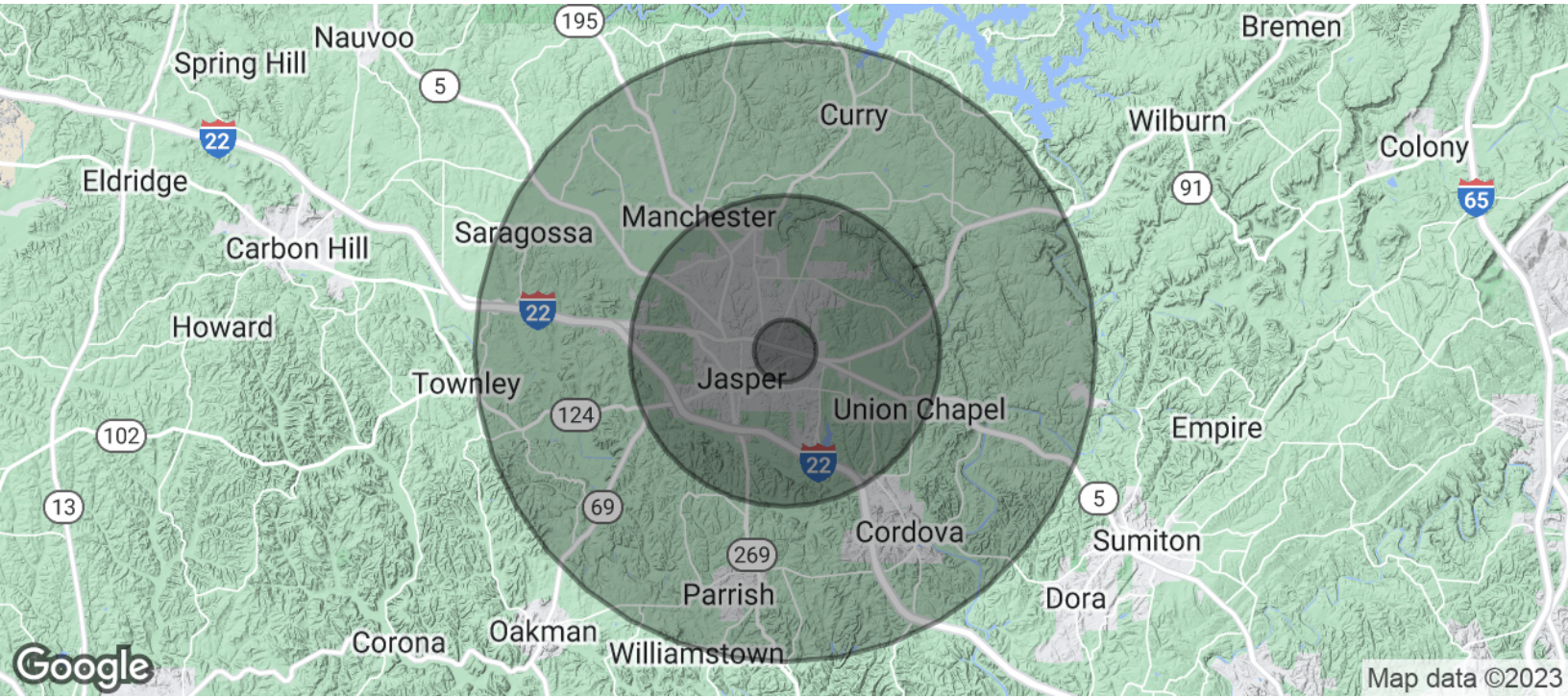
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,335	21,310	43,468
Average age	42.5	41.4	41.0
Average age (Male)	37.6	38.1	38.7
Average age (Female)	46.4	43.8	42.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	542	8,290	16,674
# of persons per HH	2.5	2.6	2.6
Average HH income	\$71,228	\$60,703	\$55,521
Average house value	\$200,960	\$161,337	\$128,218

* Demographic data derived from 2020 ACS - US Census

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