



RETAIL PROPERTY FOR SALE

VERSATILE BUILDING IN GURLEY

6196 Hwy 72 E, Gurley, AL 35748



DEAN
Commercial Real Estate

2101 Clinton Avenue Suite 501
Huntsville, AL 35805
deancre.com

6196 HWY 72 E, GURLEY, AL 35748

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RETAIL PROPERTY FOR SALE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$329,000
Price / SF:	\$137.08
Lot Size:	0.62 Acres
Year Built:	1983
Building Size:	2,400 SF
Market:	Huntsville MSA
Traffic Count:	16,700

PROPERTY OVERVIEW

This highly visible property is currently a tobacco outlet, gun & pawn shop and liquor store. Would not stay any of these uses unless buyer already has proper licensing. Was formerly a diner, so it could be a restaurant and has a drive through. The upstairs could be used as a catering area or an apartment. The extra small buildings do not convey with the property. DO NOT visit the property with out seller's agent present.

LOCATION OVERVIEW

Located on Hwy 72 E, this property is conveniently located to Huntsville and Scottsboro. It is 12.5 miles to I-565 and 24 miles to Scottsboro. Located in the town of Gurley, it is in the Huntsville MSA and is only minutes to Downtown Huntsville.

In 2019, U.S. News & World Report named Huntsville the #1 Best Affordable Place to Live and #11 Best Place to Live in the country. Forbes has named Huntsville one of the Top 20 Leading Metros for Business and Kiplinger's Personal Finance has named Huntsville one of the country's Top 10 Cities for Raising Families. In 2018, WalletHub named Huntsville among the Top 25 Most Educated Cities in America.



PRESENTED BY:
TERRI DEAN, CCIM
256.975.4716
terri@deancre.com

There is no warranty as to the accuracy or completeness of the information contained in this offering. You are encouraged to conduct your own review and analysis of the property.

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COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	Versatile building in Gurley
Street Address	6196 Hwy 72 E
City, State, Zip	Gurley, AL 35748
County	Madison
Market	Huntsville MSA
Cross-Streets	Hwy 72 and Walker St
Signal Intersection	No
Road Type	Highway

BUILDING INFORMATION

Tenancy	Single
Number of Floors	2
Year Built	1983
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1
Foundation	Slab



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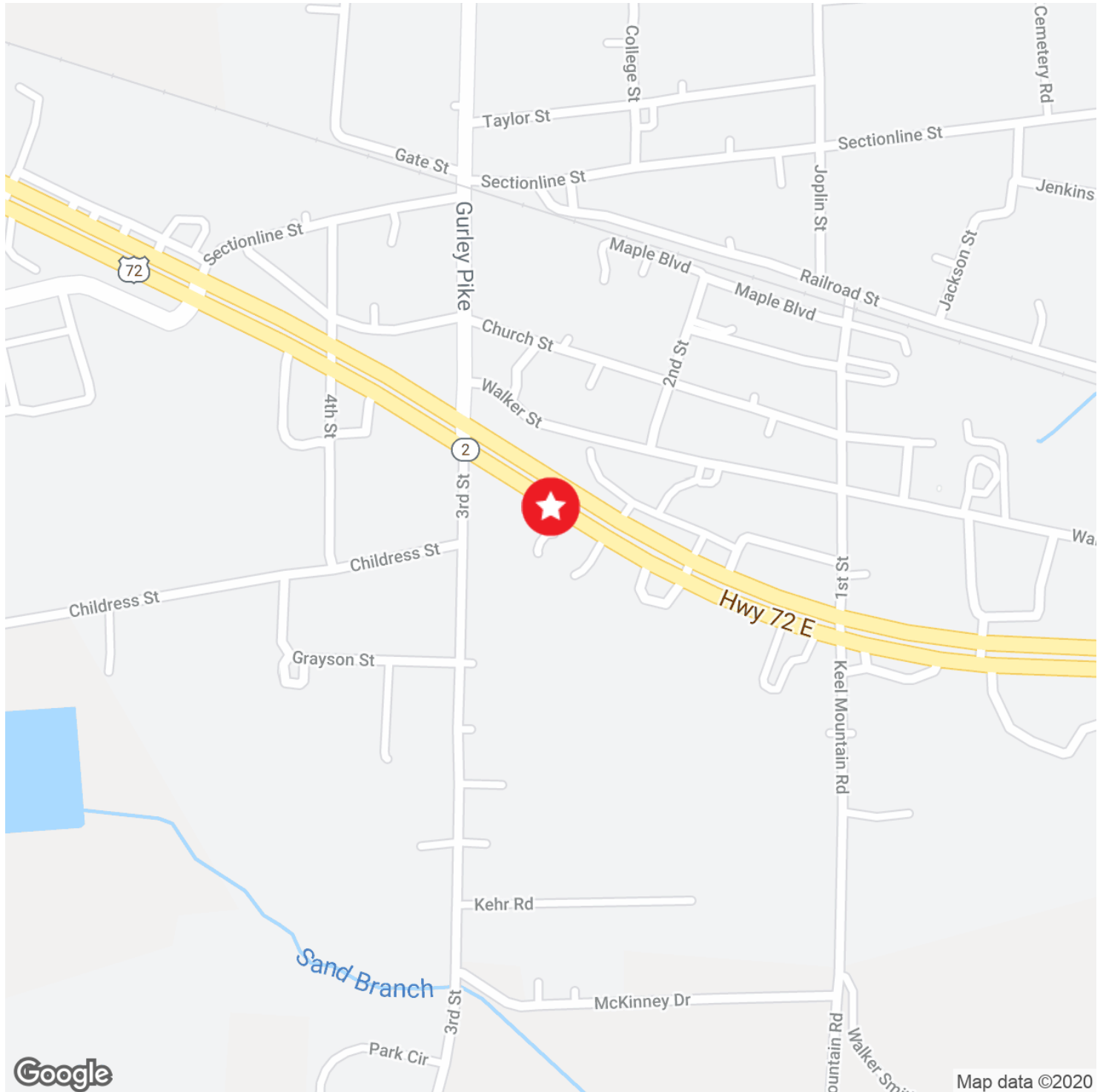
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LOCATION MAPS



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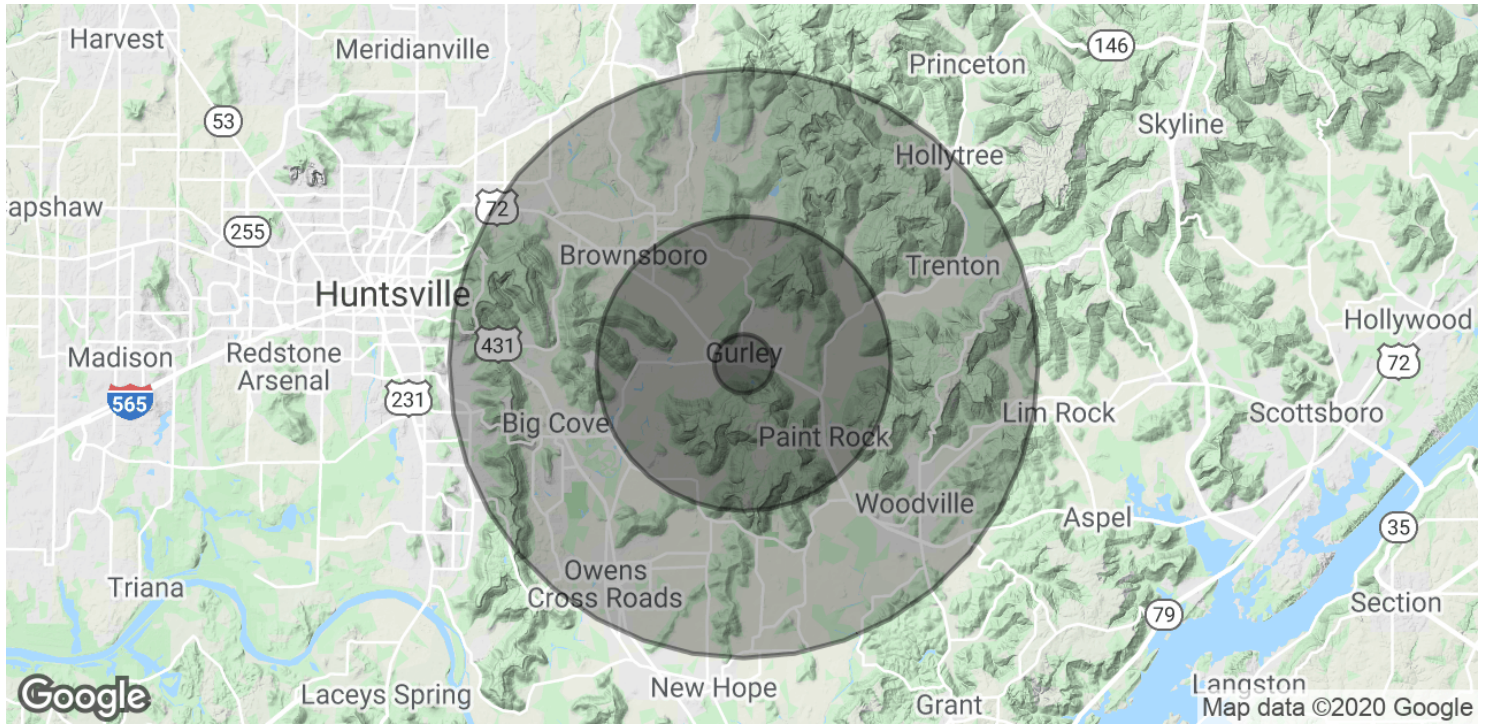
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	273	7,952	38,795
Average age	43.0	39.4	38.9
Average age (Male)	40.8	38.7	38.8
Average age (Female)	44.7	40.0	39.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	102	2,865	14,042
# of persons per HH	2.7	2.8	2.8
Average HH income	\$59,931	\$77,919	\$87,316
Average house value	\$139,024	\$143,212	\$165,112

* Demographic data derived from 2010 US Census



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ADVISOR BIO 1



TERRI DEAN, CCIM

Broker/Owner

terri@deancre.com

Direct: 256.975.4716

AL #68080

PROFESSIONAL BACKGROUND

Terri Dean is the Broker/Owner of Dean Commercial Real Estate, specializing in the sale and leasing of office/medical office properties as well as retail properties. She also specializes in hospitality and senior living facilities as well.

Terri's 12 year real estate career started out owning a residential company with her father, progressed to being a Qualifying Broker and running a nine person office, to her current status of owning her own company.

The advantage of having been a licensed Administrator for Senior Living communities in Tennessee and Alabama gives her an extensive knowledge of this unique sector as well as a firm understanding of financial statements. Having grown up around the medical field where her father was a hospital administrator, Terri is comfortable with all aspects of the medical business world as well.

Dean Commercial Real Estate was founded on the principles of honesty and integrity as well as customer service. Terri believes in hard work and dedication to principles and is passionate about delivering top notch service.

Terri is actively involved on the board of the Women's Business Council. She is also involved in the Huntsville/Madison County Chamber of Commerce.

EDUCATION

Terri earned her Bachelor of Arts degree in International Business from Maryville College in Maryville, Tennessee in 1996. To complete her studies, she finished her study abroad at Universite Catholique de L'Ouest in Angers, France.

MEMBERSHIPS

Alabama CCIM Chapter
Huntsville/Madison County Chamber of Commerce
International Council of Shopping Centers
Women's Business Council

National Society Daughters of the American Revolution
National Society United States Daughters of 1812



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