

# FOR SALE



## 23677 AL-48, Woodland, AL 36280



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# OFFERING SUMMARY

<b>Property Address:</b>	23677 AL-48, Woodland, AL 36280
<b>Property Name:</b>	Affordable Tires & Repair
<b>List Price:</b>	\$870,000
<b>Building Size:</b>	Two Buildings Totaling 8,595 SF
<b>Lot Size:</b>	3 Acres
<b>Year Built:</b>	2009
<b>Confidentiality Memorandum &amp; Disclaimer:</b>	Please read the full disclaimer and execute the confidentiality agreement.
<b>Property Tours:</b>	Property tours are available upon request. To schedule a property tour please contact the respective listing brokers.

# INVESTMENT OVERVIEW

Introducing a prime commercial real estate opportunity: Affordable Tires and Repair. This property sits on 3 acres, features two buildings constructed in 2009, and totals 8,595 square feet. Strategically positioned, this property offers high visibility on Highway 48 and encompasses essential amenities for seamless business operations.

The office space contains:

- Reception Desk
- Waiting Room
- Private Office
- Break Room
- Two Restrooms
- Storage Closets

Affordable Tires and Repair is a turnkey property and presents an exceptional opportunity for entrepreneurs in the automotive industry to establish or expand their business operations. Don't miss the chance to capitalize on this prime location and well-equipped facility to take your automotive servicing enterprise to new heights. Schedule a viewing today and envision the endless possibilities that Affordable Tires and Repair can offer for your business venture.

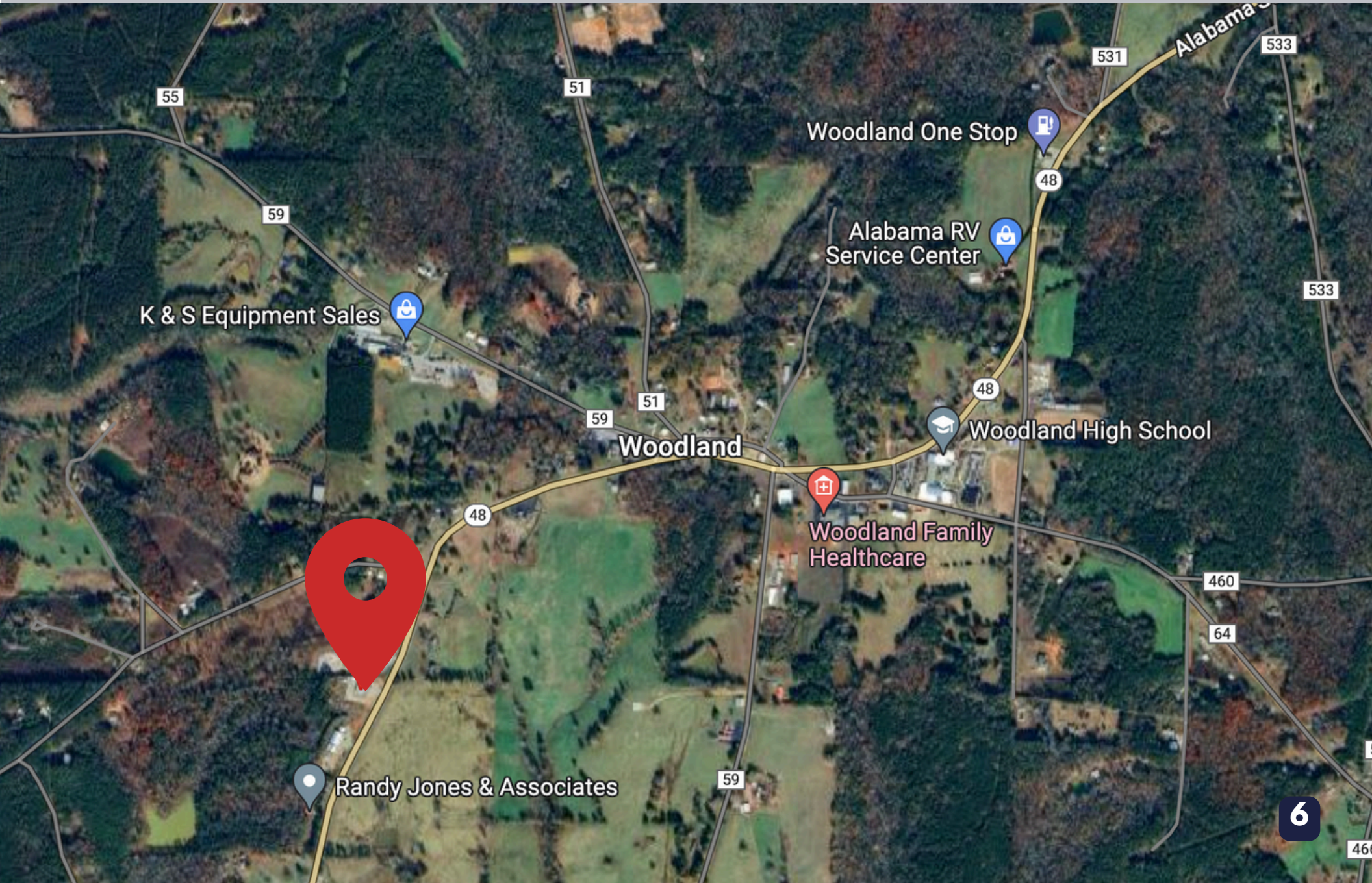
\*Can be sold with or without the business. Give me a call for an owner-user opportunity\*



# LOCATION & MARKET OVERVIEW



# AERIAL MAP





# DEMOGRAPHICS STATISTICS



## Demographic and Income Comparison Profile

23677 AL-48, Woodland, Alabama, 36280  
Rings: 5, 7, 10 mile radii

Prepared by Esri  
Latitude: 33.37044  
Longitude: -85.40650

	5 miles	7 miles	10 miles
<b>Census 2020 Summary</b>			
Population	2,918	6,228	11,362
Households	1,157	2,540	4,595
Average Household Size	2.52	2.44	2.46
<b>2023 Summary</b>			
Population	2,900	6,153	11,297
Households	1,177	2,533	4,606
Families	823	1,769	3,231
Average Household Size	2.46	2.42	2.44
Owner Occupied Housing Units	948	2,002	3,626
Renter Occupied Housing Units	229	531	980
Median Age	45.8	46.2	45.7
Median Household Income	\$61,928	\$56,609	\$54,741
Average Household Income	\$74,792	\$71,295	\$70,530
<b>2028 Summary</b>			
Population	2,939	6,180	11,298
Households	1,204	2,570	4,653
Families	838	1,787	3,250
Average Household Size	2.44	2.39	2.42
Owner Occupied Housing Units	975	2,042	3,680
Renter Occupied Housing Units	229	528	973
Median Age	47.7	47.6	47.1
Median Household Income	\$66,494	\$61,012	\$59,714
Average Household Income	\$82,131	\$79,306	\$79,155
<b>Trends: 2023-2028 Annual Rate</b>			
Population	0.27%	0.09%	0.00%
Households	0.45%	0.29%	0.20%
Families	0.36%	0.20%	0.12%
Owner Households	0.56%	0.40%	0.30%
Median Household Income	1.43%	1.51%	1.75%

## INVESTMENT CONTACT:



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