



307 SECOND

307 2ND AVENUE SOUTHEAST, DECATUR, AL 35601



GATEWAY
COMMERCIAL BROKERAGE

300 Market St NE, Suite 3 | Decatur, AL 35601 | GATEWAYCOMMERCIAL.COM



Contents

PROPERTY INFORMATION	4
LOCATION INFORMATION	7
DEMOGRAPHICS	11
ADVISOR BIOS	13

Confidentiality & Disclaimer

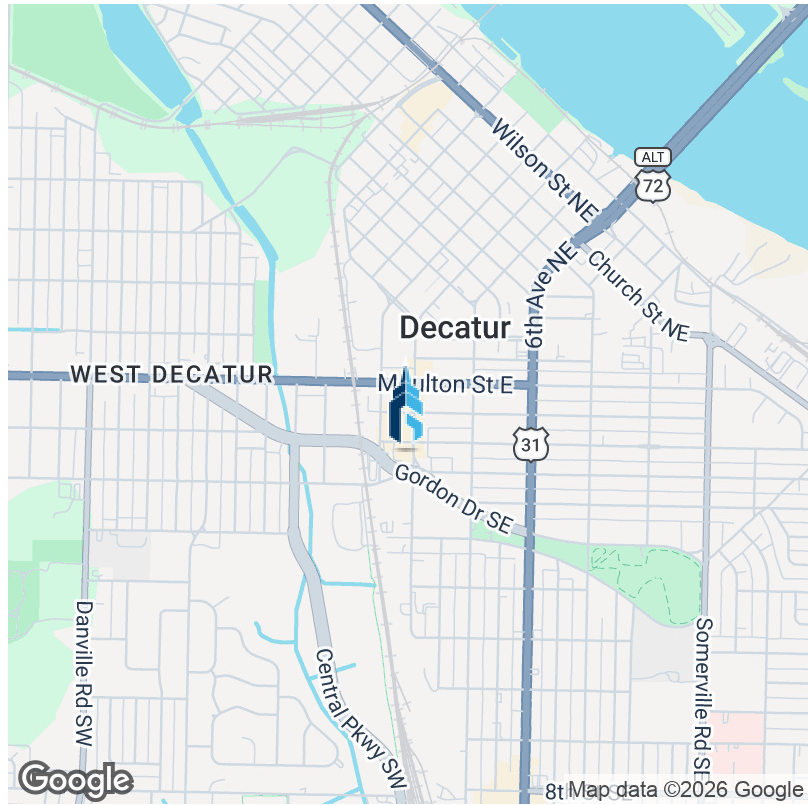
All materials and information received or derived from Gateway Commercial Brokerage, Inc. its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Gateway Commercial Brokerage, Inc. its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Gateway Commercial Brokerage, Inc. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Gateway Commercial Brokerage, Inc. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Gateway Commercial Brokerage, Inc. does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Gateway Commercial Brokerage, Inc. in compliance with all applicable fair housing and equal opportunity laws.



OFFERING SUMMARY	
Lease Type:	Gross
Building Size:	19,578 SF
Available SF:	2,300 - 2,850 SF
Lot Size:	10,600 SF
Number of Units:	12
Year Built:	1924
Renovated:	2016
Zoning:	B-5

PROPERTY OVERVIEW

Discover the epitome of modern workspace at 307 2nd Avenue Southeast in Decatur, AL. This prime property offers a prestigious address, exceptional amenities, and versatile floor plans, ideal for dynamic businesses seeking a professional edge. From sleek, contemporary interiors to state-of-the-art technology, the property provides a commanding presence and fosters productivity. On-site parking, convenient access to major transportation routes, and proximity to downtown conveniences ensure seamless business operations. With flexible lease options and customizable spaces, this property presents a compelling opportunity to establish or expand your enterprise in a sought-after location. Elevate your business at this premier address in Decatur.

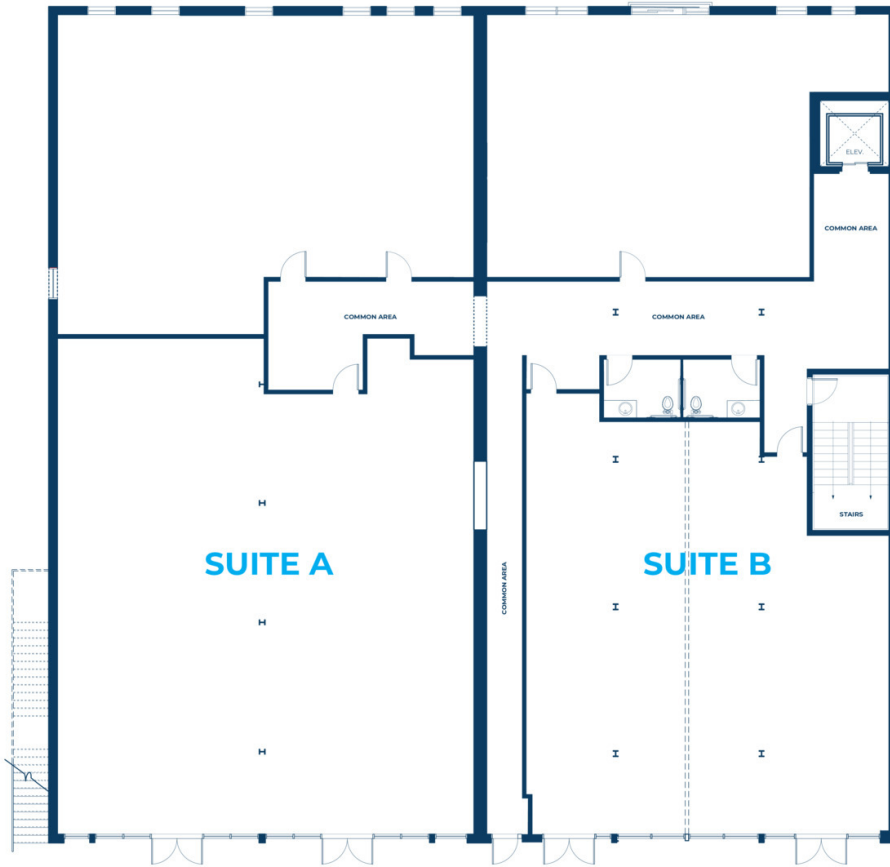
SPACES	LEASE RATE	SPACE SIZE
Suite B	\$15.00 SF/yr	2,300 SF
Suite A	\$18.00 SF/yr	2,850 SF



PROPERTY INFORMATION

307 2nd Avenue Southeast, Decatur, AL 35601

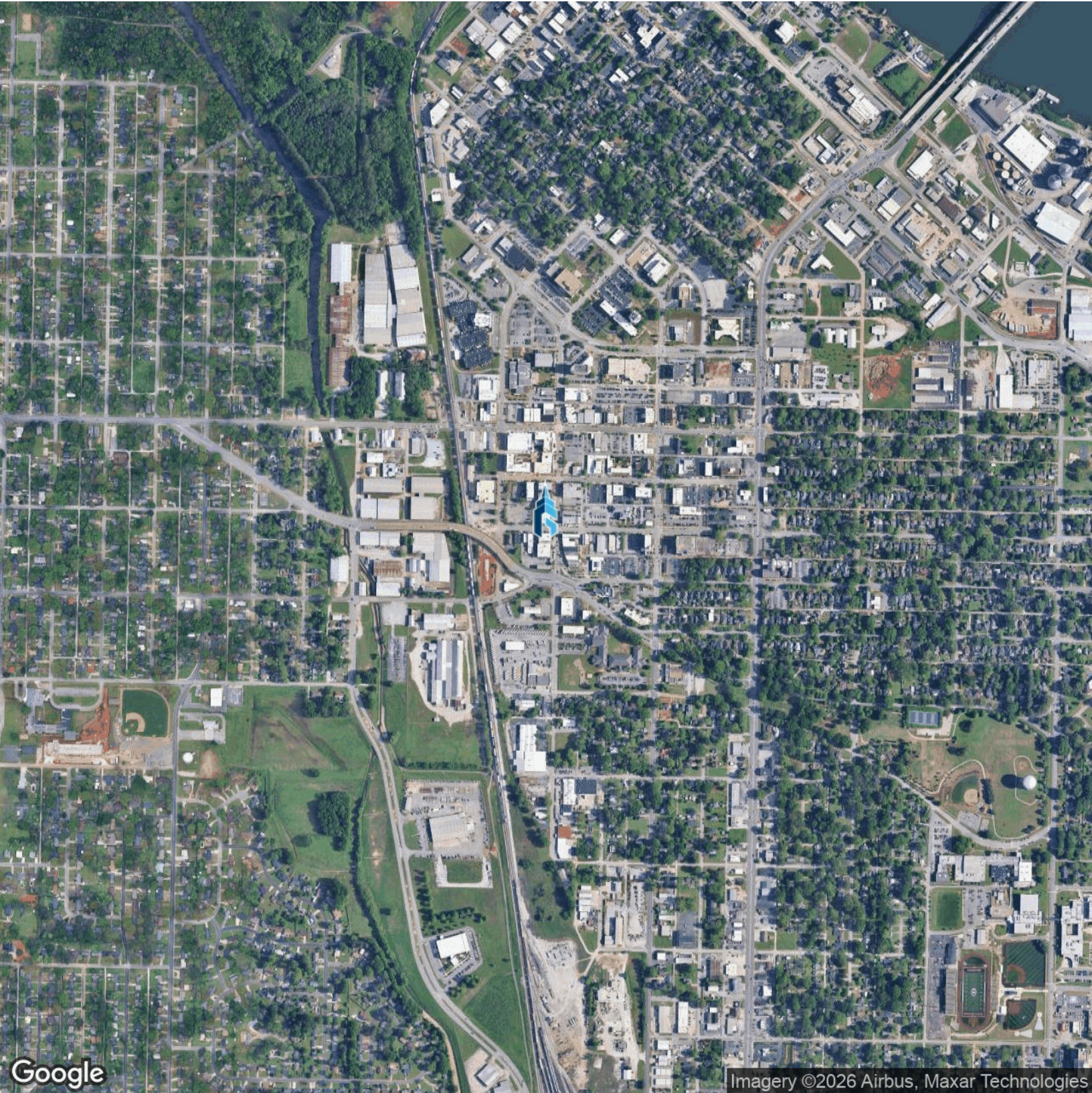


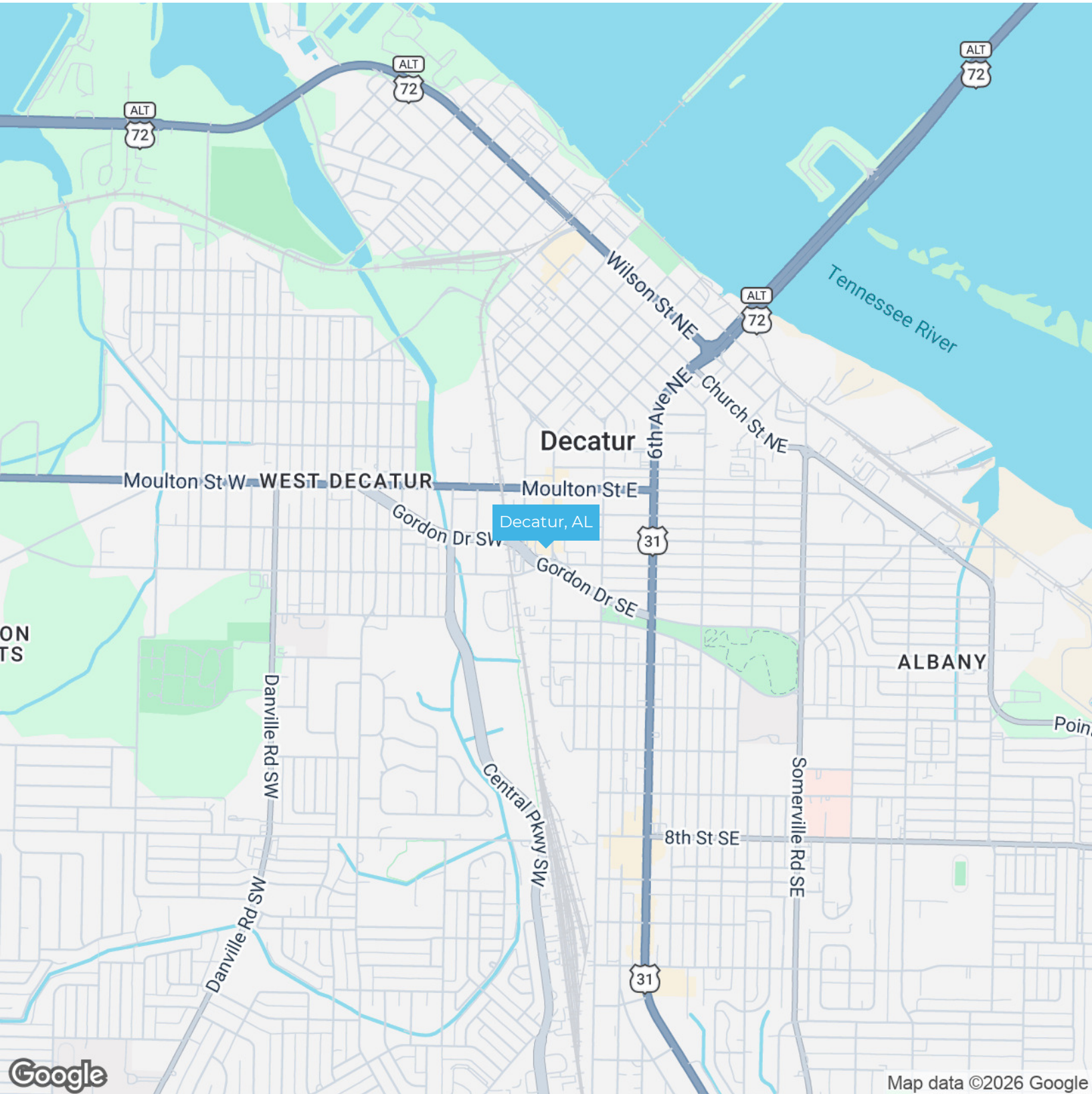




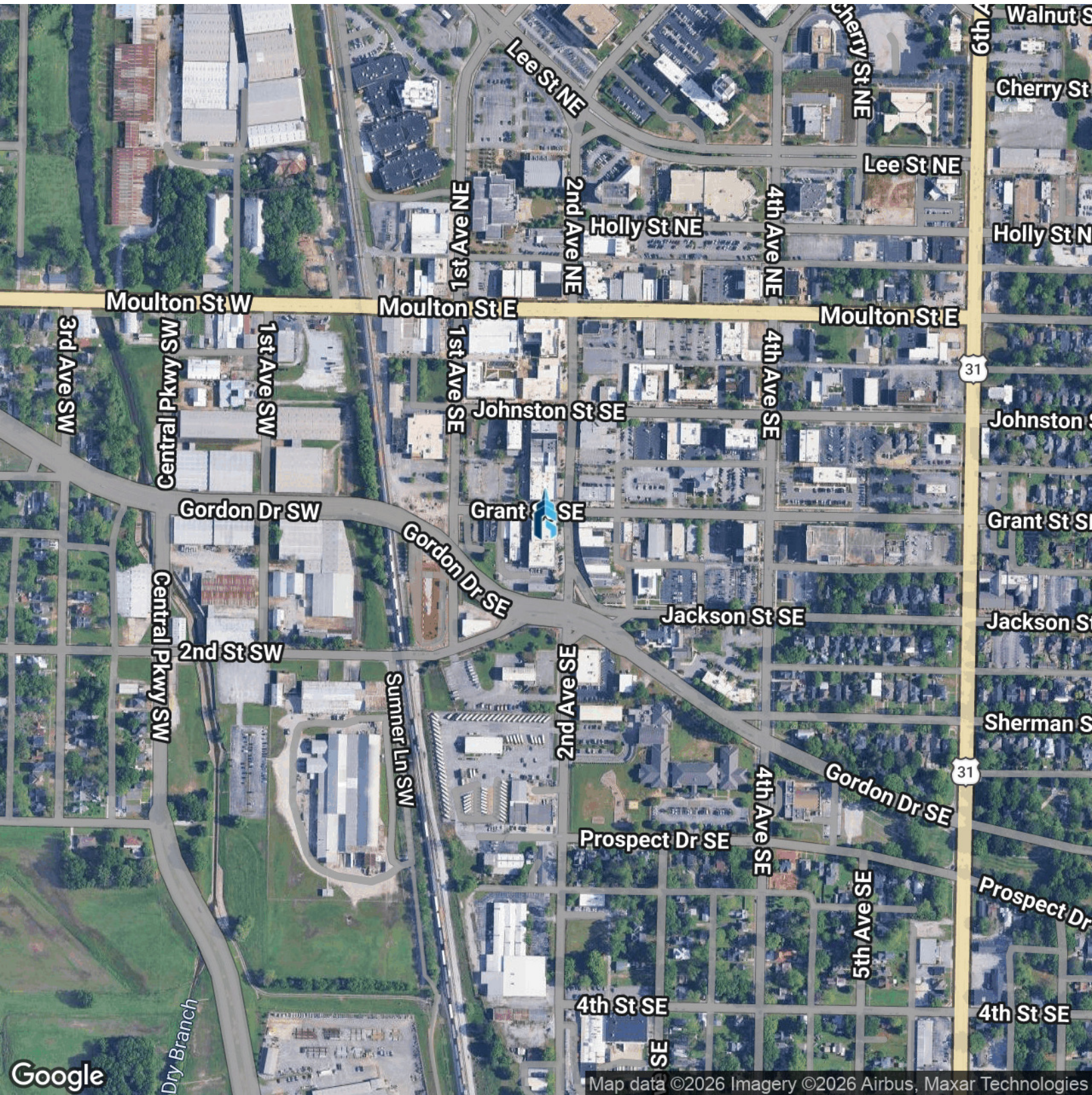
LOCATION INFORMATION

307 2nd Avenue Southeast, Decatur, AL 35601





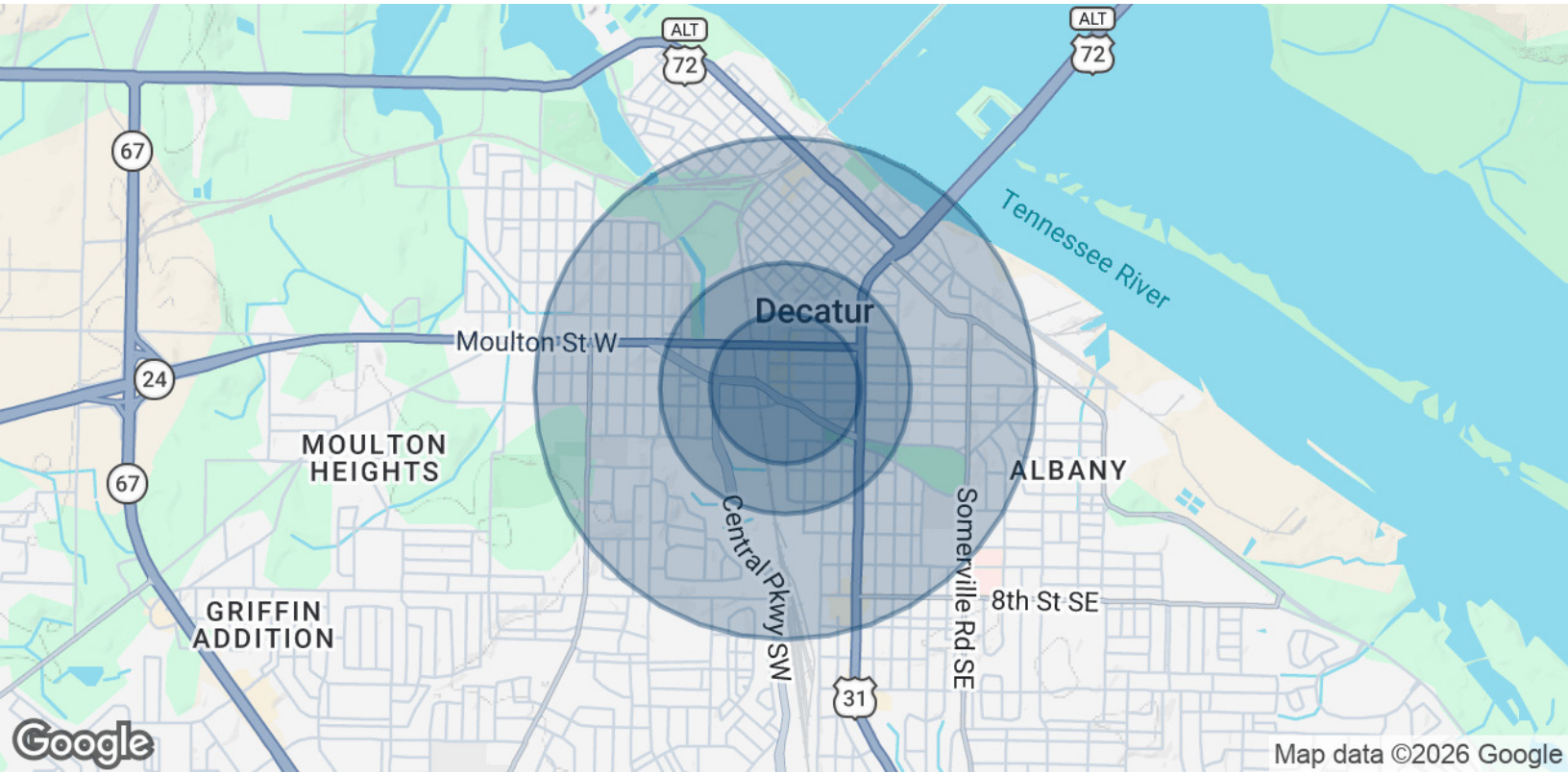
LOCATION MAP





DEMOGRAPHICS

307 2nd Avenue Southeast, Decatur, AL 35601



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	277	1,849	7,792
Average Age	41	39	41
Average Age (Male)	39	38	39
Average Age (Female)	43	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	84	590	3,026
# of Persons per HH	3.3	3.1	2.6
Average HH Income	\$78,871	\$68,927	\$59,221
Average House Value	\$213,011	\$186,046	\$165,756

2020 American Community Survey (ACS)



ADVISOR BIOS

307 2nd Avenue Southeast, Decatur, AL 35601

**TILLMAN HURST**

Commercial Agent

thurst@gatewaycommercial.net

Direct: **256.355.0721**

AL #000163336-0

PROFESSIONAL BACKGROUND

After growing up in Decatur, Alabama, I first gained robust real estate experience in a thriving East Texas real estate market and am thrilled to bring that expertise back to my hometown and other booming markets of North Alabama. With experience across a wide range of real estate asset classes, I strive to be a valuable ally and trusted advisor for each one of my clients and to provide guidance through acquisition, property management, and disposition of North Alabama investment property. I am particularly well acquainted with multi-family assets and have experience personally investing in and managing multi-family properties, NNN lease commercial assets, and short-term residential rentals. Analytical and skilled in negotiations, I possess the knowledge to help guide you through your next transaction or property management needs.

EDUCATION

I hold a Master of Business Administration with a concentration in Finance, and as a passionate outdoorsman, love few things more than spearfishing in the Gulf of Mexico or a crisp, winter morning in the duck marsh with my trusty Chesapeake Bay Retriever, Reuben.

Gateway Commercial Brokerage, Inc.

300 Market St NE, Suite 3
Decatur, AL 35601
256.355.0721



GATEWAY
COMMERCIAL BROKERAGE

300 Market St NE, Suite 3 | Decatur, AL 35601 | 256.355.0721 | GATEWAYCOMMERCIAL.COM