

For Lease

Retail Property

4,625 SF | \$7.33/SF/YR



711 E. Town Avenue

711 E. Town Ave.
Geneva, Alabama 36340

Property Highlights

- Freestanding 4,625 Square Foot Building
- Former Advanced Auto Parts Store
- Excellent Visibility
- Easy Access
- Zoned: B-2

Property Description

The City of Geneva is located in southeast Alabama. Geneva is a city rich in southern tradition and community pride and offers small town charm, but is big enough to offer the everyday conveniences of a larger city. Geneva boasts of its strong economy, exceptional city school system, and low crime rate. Geneva also holds the designation as an Alabama Community of Excellence.

OFFERING SUMMARY

Zoning:	4,625 SF
Lease Rate	\$7.33/SF/YR
Lot Size	0.35 Acres
Building Size	4,625 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
5 Miles	5,577	\$43,114
15 Miles	27,497	\$45,085
30 Miles	220,812	\$56,107

For more information

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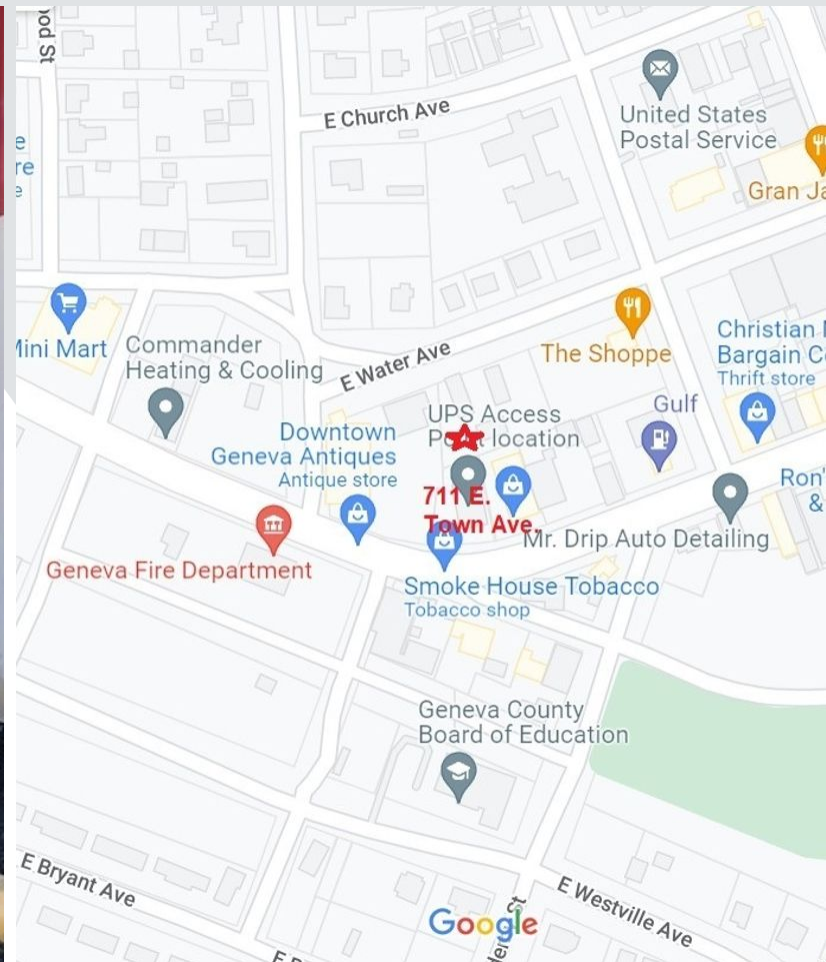


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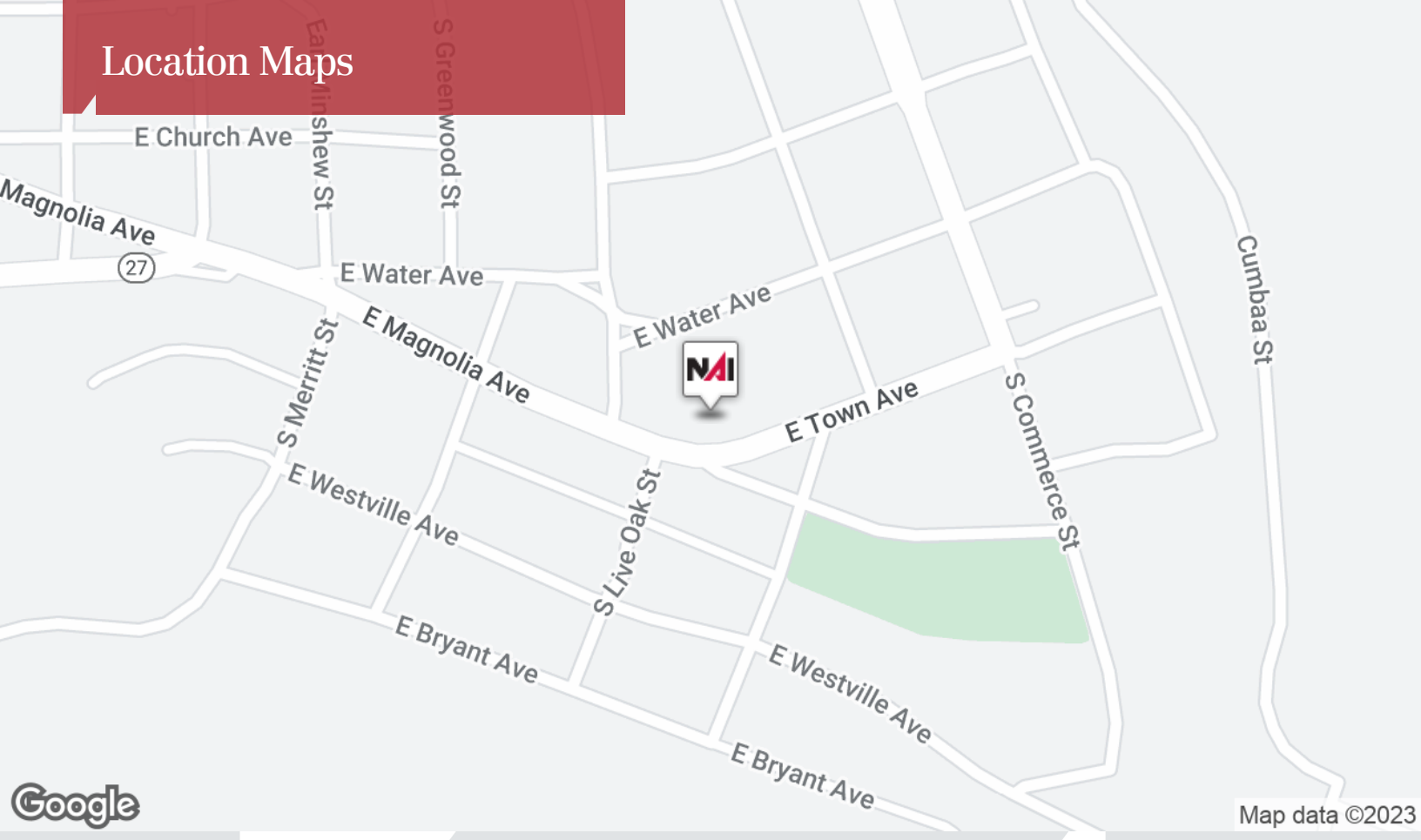
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Additional Photos



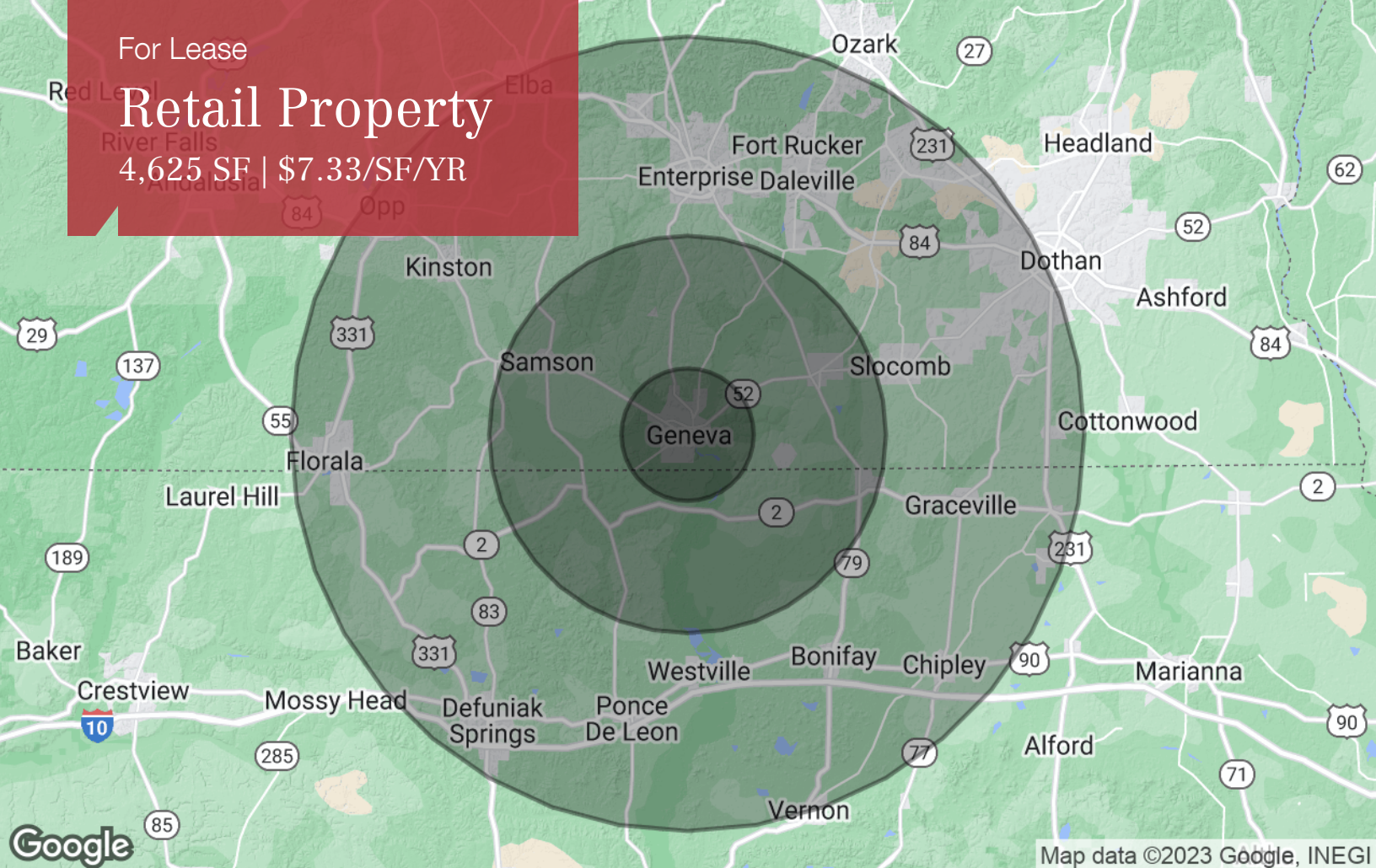
Location Maps



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Population

	5 Miles	15 Miles	30 Miles
TOTAL POPULATION	5,577	27,497	220,812
MEDIAN AGE	45.5	44.7	40.4
MEDIAN AGE (MALE)	45.5	44.0	38.8
MEDIAN AGE (FEMALE)	43.6	45.1	42.4

Households & Income

	5 Miles	15 Miles	30 Miles
TOTAL HOUSEHOLDS	2,821	13,918	97,873
# OF PERSONS PER HH	2.0	2.0	2.3
AVERAGE HH INCOME	\$43,114	\$45,085	\$56,107
AVERAGE HOUSE VALUE	\$100,450	\$114,055	\$137,767

Race

	5 Miles	15 Miles	30 Miles
% WHITE	89.5%	89.3%	81.9%
% BLACK	10.4%	9.0%	14.6%
% ASIAN	0.0%	0.2%	1.1%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.0%	1.0%	0.8%
% OTHER	0.1%	0.5%	1.5%

Ethnicity

	5 Miles	15 Miles	30 Miles
% HISPANIC	4.3%	3.3%	5.5%

* Demographic data derived from 2020 ACS - US Census