



RESTAURANT FOR SALE or LEASE

200 MAIN STREET W - HARTSELLE, AL



GATEWAY
COMMERCIAL BROKERAGE

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



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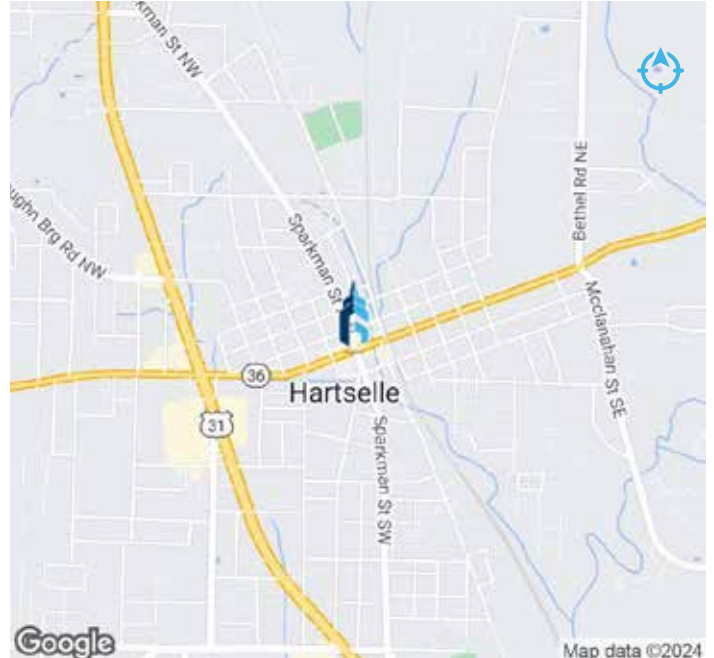
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EXECUTIVE SUMMARY



OFFERING SUMMARY	
Price:	\$625,000 or \$5,250 pm/\$490 pm est NETS
# of Parcels:	3
Building Size:	+/- 8,000
Year Built:	1919
Zoning:	M-1
Best Use:	Restaurant/Retail
Utilities:	All Available
Parcel No:	15-02-10-4-010-003.000 15-02-10-4-010-001.000 15-02-10-4-010-002.000

PROPERTY OVERVIEW

Gateway is excited to present this great offering consisting of approximately +/- 8,000 sf restaurant with loft area and bar. This property, located on the corner of high-traffic Main Street and Sparkman St., offers endless possibilities. All utilities are available, and there is convenient street parking as well as a parking lot in the rear. The food service facility, originally built in 1919, has a full kitchen ready for operation. Owner will consider selling personal property. The area is experiencing a surge of energy with new businesses and renovations, making it an ideal location to establish your business. Take advantage of this prime location with great potential.



RESTAURANT

PROPERTY INFORMATION

200 Main Street W - Hartselle, AL

PARCEL INFORMATION



INTERIOR PHOTOS



EXTERIOR PHOTOS





RESTAURANT

LOCATION INFORMATION

200 Main Street W - Hartselle, AL



RiskMeter

CoreLogic

The closest match to 200 MAIN STREET WEST HARTSELLE, AL is 200 MAIN ST W HARTSELLE, AL 35640-2418

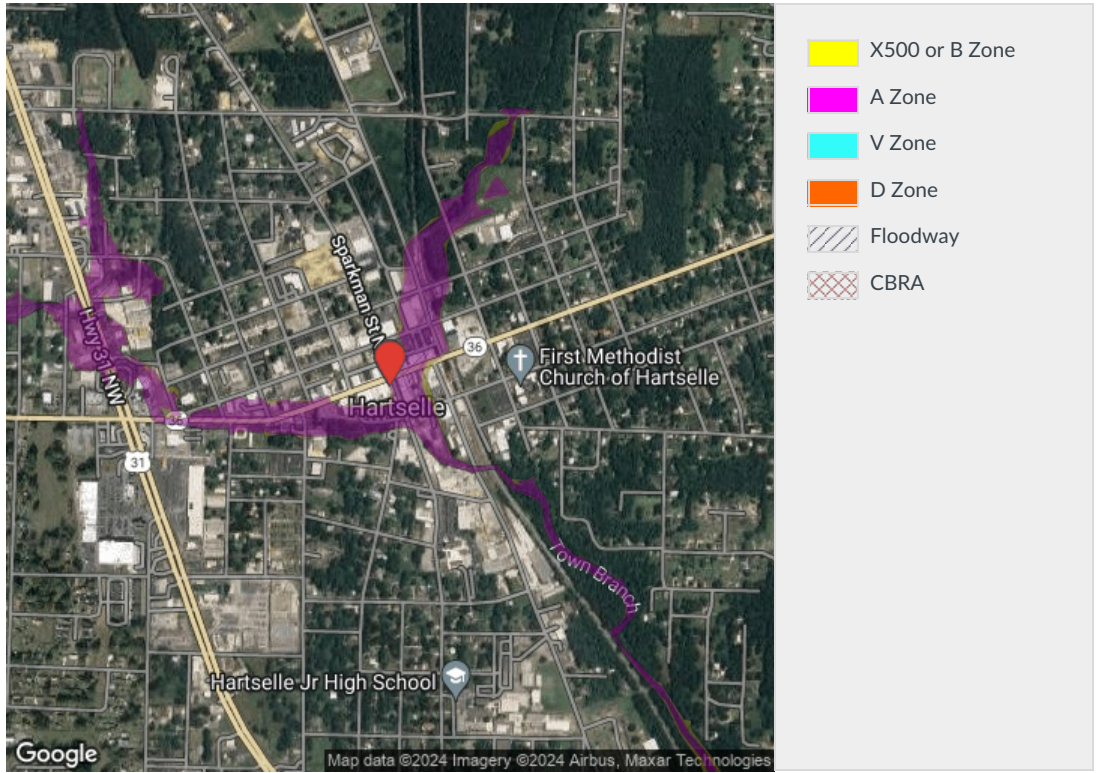
200 MAIN ST W HARTSELLE, AL 35640-2418

LOCATION ACCURACY: Excellent

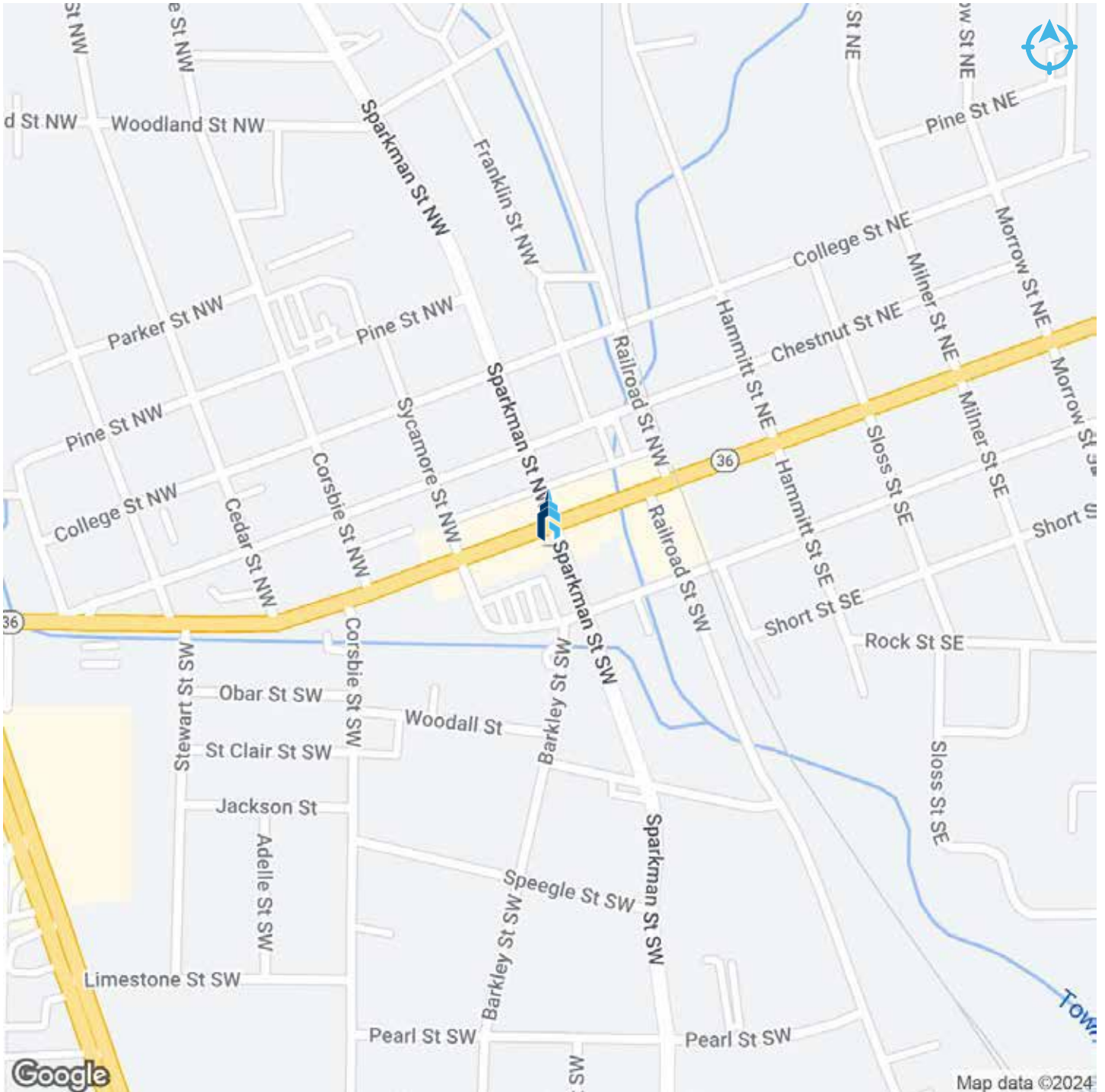
Flood Zone Determination Report

Flood Zone Determination: **IN**

COMMUNITY	010178	PANEL	0208F
PANEL DATE	August 16, 2018	MAP NUMBER	01103C0208F

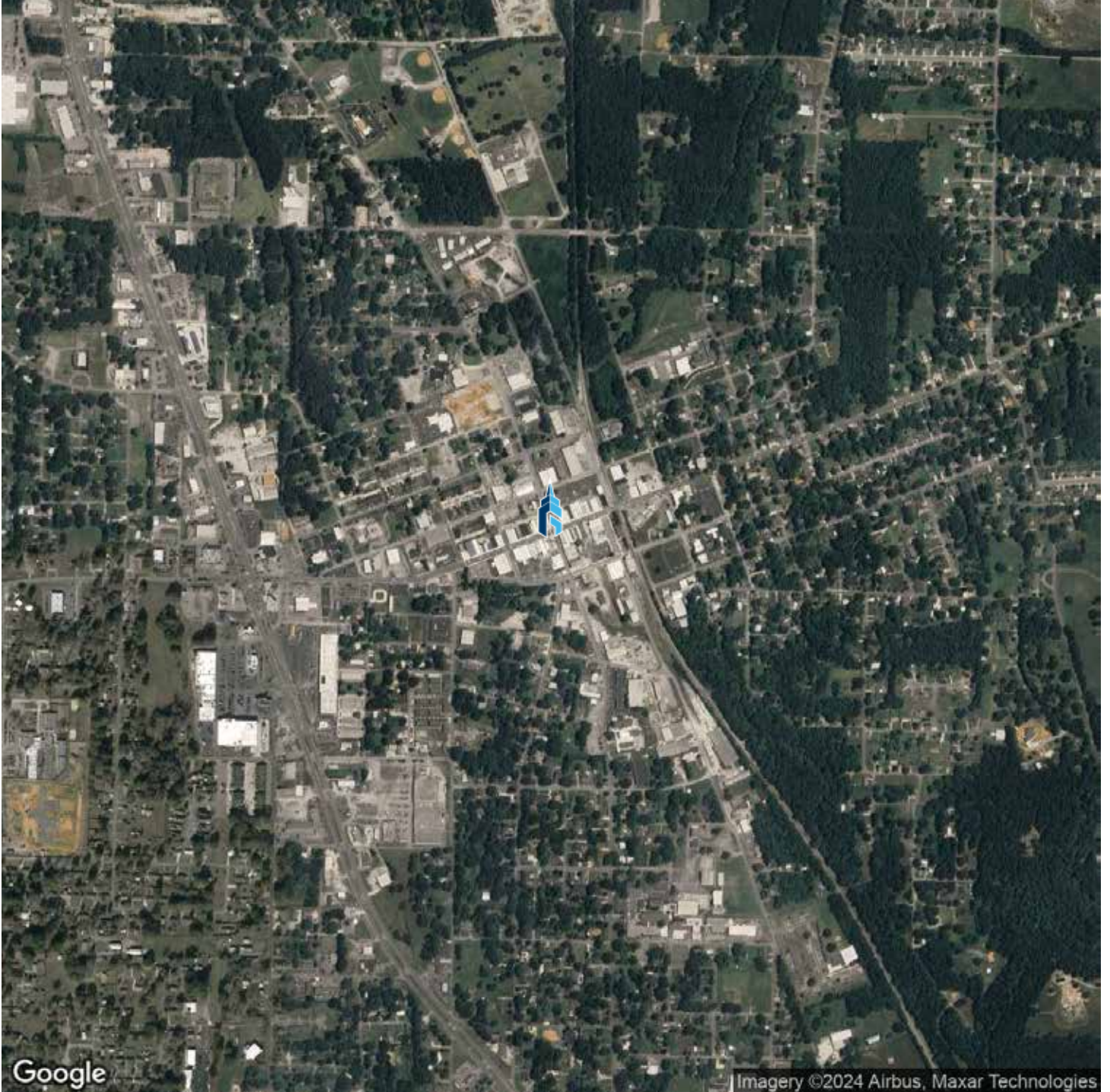


LOCATION MAP

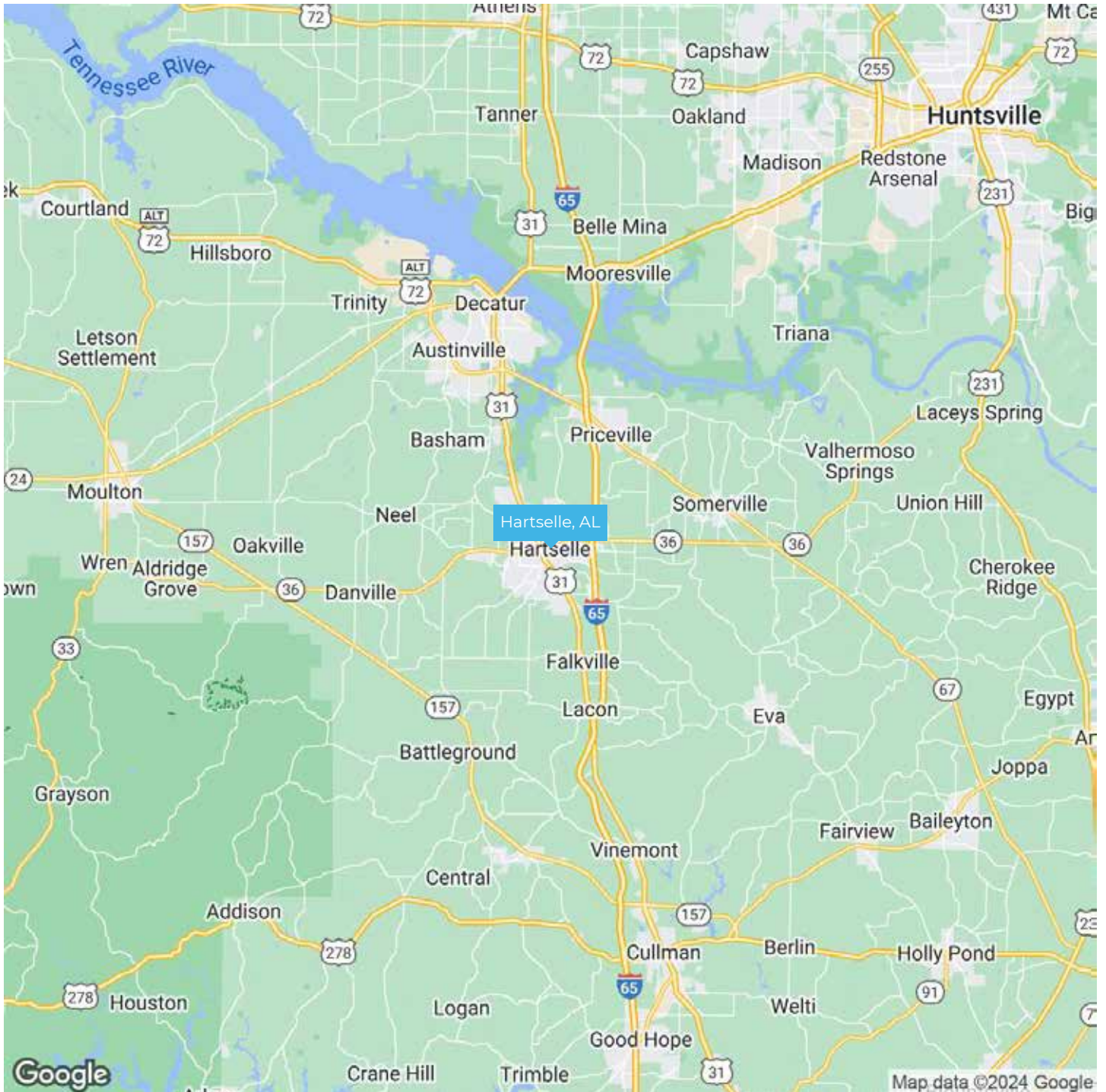


200 MAIN STREET W

AERIAL MAP



REGIONAL MAP



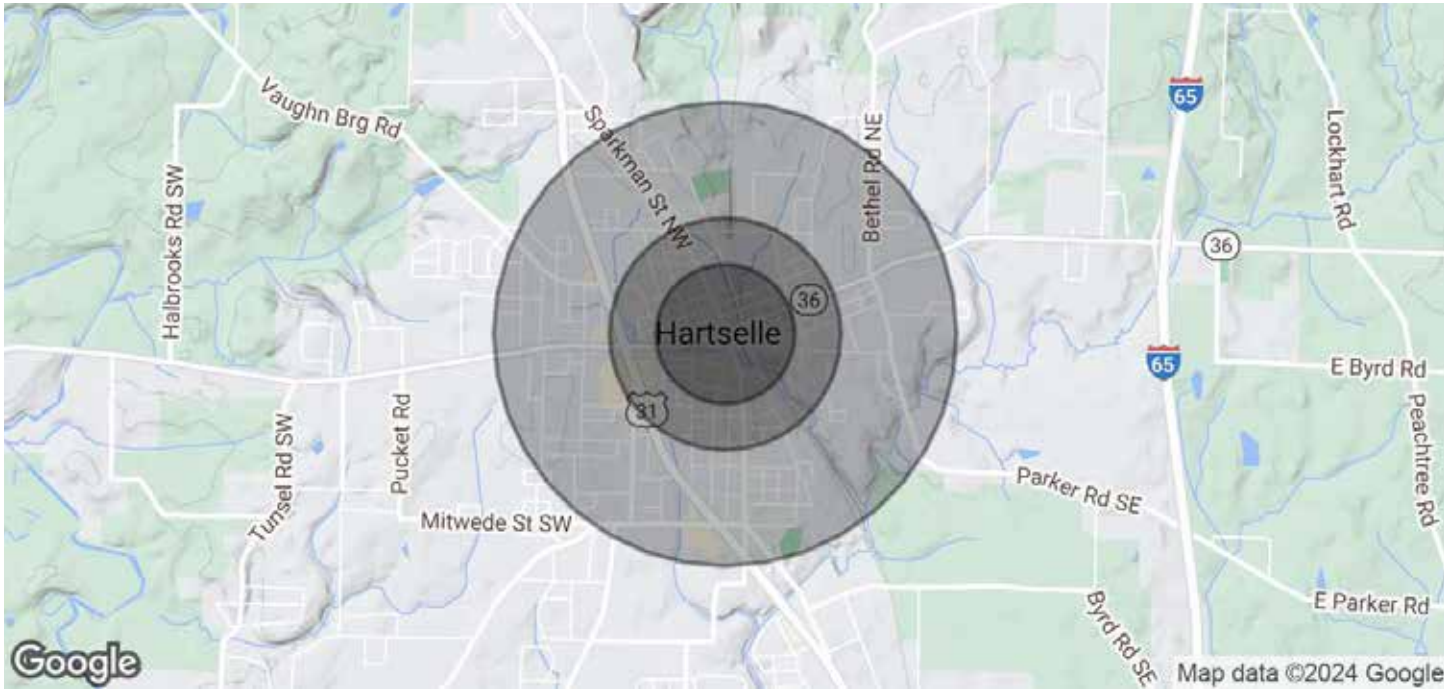


RESTAURANT

DEMOGRAPHIC DATA

200 Main Street W - Hartselle, AL

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	495	1,349	5,047
Average Age	43	42	42
Average Age (Male)	39	39	39
Average Age (Female)	46	45	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	226	604	2,155
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$67,882	\$70,365	\$76,826
Average House Value	\$285,820	\$285,439	\$250,114

Demographics data derived from AlphaMap



Executive Summary

200 Main St W, Hartselle, Alabama, 35640
 Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 34.44332
 Longitude: -86.93476

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	4,591	11,230	5,751
2020 Population	4,719	12,400	5,979
2024 Population	4,877	12,768	6,142
2029 Population	4,901	12,998	6,242
2010-2020 Annual Rate	0.28%	1.00%	0.39%
2020-2024 Annual Rate	0.78%	0.69%	0.63%
2024-2029 Annual Rate	0.10%	0.36%	0.32%
2020 Male Population	45.8%	48.7%	49.3%
2020 Female Population	54.2%	51.3%	50.7%
2020 Median Age	40.9	40.1	43.8
2024 Male Population	46.6%	49.5%	50.1%
2024 Female Population	53.4%	50.5%	49.9%
2024 Median Age	41.7	40.5	44.1

In the identified area, the current year population is 6,142. In 2020, the Census count in the area was 5,979. The rate of change since 2020 was 0.63% annually. The five-year projection for the population in the area is 6,242 representing a change of 0.32% annually from 2024 to 2029. Currently, the population is 50.1% male and 49.9% female.

Median Age

The median age in this area is 44.1, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	84.5%	87.4%	88.0%
2024 Black Alone	5.6%	4.0%	2.8%
2024 American Indian/Alaska Native Alone	0.6%	0.5%	1.0%
2024 Asian Alone	0.6%	0.7%	0.8%
2024 Pacific Islander Alone	0.1%	0.1%	0.0%
2024 Other Race	2.3%	1.1%	1.6%
2024 Two or More Races	6.3%	6.3%	5.9%
2024 Hispanic Origin (Any Race)	4.3%	2.9%	3.4%

Persons of Hispanic origin represent 3.4% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 27.2 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	63	87	84
2010 Households	2,058	4,299	2,194
2020 Households	2,090	4,738	2,305
2024 Households	2,123	4,889	2,374
2029 Households	2,152	5,018	2,438
2010-2020 Annual Rate	0.15%	0.98%	0.49%
2020-2024 Annual Rate	0.37%	0.74%	0.70%
2024-2029 Annual Rate	0.27%	0.52%	0.53%
2024 Average Household Size	2.27	2.61	2.55

The household count in this area has changed from 2,305 in 2020 to 2,374 in the current year, a change of 0.70% annually. The five-year projection of households is 2,438, a change of 0.53% annually from the current year total. Average household size is currently 2.55, compared to 2.55 in the year 2020. The number of families in the current year is 1,730 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

August 30, 2024



Executive Summary

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Mortgage Income			
2024 Percent of Income for Mortgage	25.6%	20.1%	26.6%
Median Household Income			
2024 Median Household Income	\$57,722	\$81,959	\$78,898
2029 Median Household Income	\$65,592	\$90,839	\$85,243
2024-2029 Annual Rate	2.59%	2.08%	1.56%
Average Household Income			
2024 Average Household Income	\$79,203	\$98,702	\$93,631
2029 Average Household Income	\$90,138	\$112,605	\$105,505
2024-2029 Annual Rate	2.62%	2.67%	2.42%
Per Capita Income			
2024 Per Capita Income	\$32,892	\$38,267	\$36,484
2029 Per Capita Income	\$37,699	\$44,023	\$41,536
2024-2029 Annual Rate	2.77%	2.84%	2.63%
GINI Index			
2024 Gini Index	42.3	36.0	34.3

Households by Income

Current median household income is \$78,898 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$85,243 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$93,631 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$105,505 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$36,484 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$41,536 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	104	132	100
2010 Total Housing Units	2,240	4,563	2,339
2010 Owner Occupied Housing Units	1,273	3,439	1,840
2010 Renter Occupied Housing Units	785	860	353
2010 Vacant Housing Units	182	264	145
2020 Total Housing Units	2,286	5,031	2,455
2020 Owner Occupied Housing Units	1,286	3,682	1,947
2020 Renter Occupied Housing Units	804	1,056	358
2020 Vacant Housing Units	189	311	182
2024 Total Housing Units	2,339	5,212	2,542
2024 Owner Occupied Housing Units	1,339	3,854	2,025
2024 Renter Occupied Housing Units	784	1,035	349
2024 Vacant Housing Units	216	323	168
2029 Total Housing Units	2,367	5,338	2,604
2029 Owner Occupied Housing Units	1,393	4,012	2,098
2029 Renter Occupied Housing Units	759	1,006	340
2029 Vacant Housing Units	215	320	166

Socioeconomic Status Index

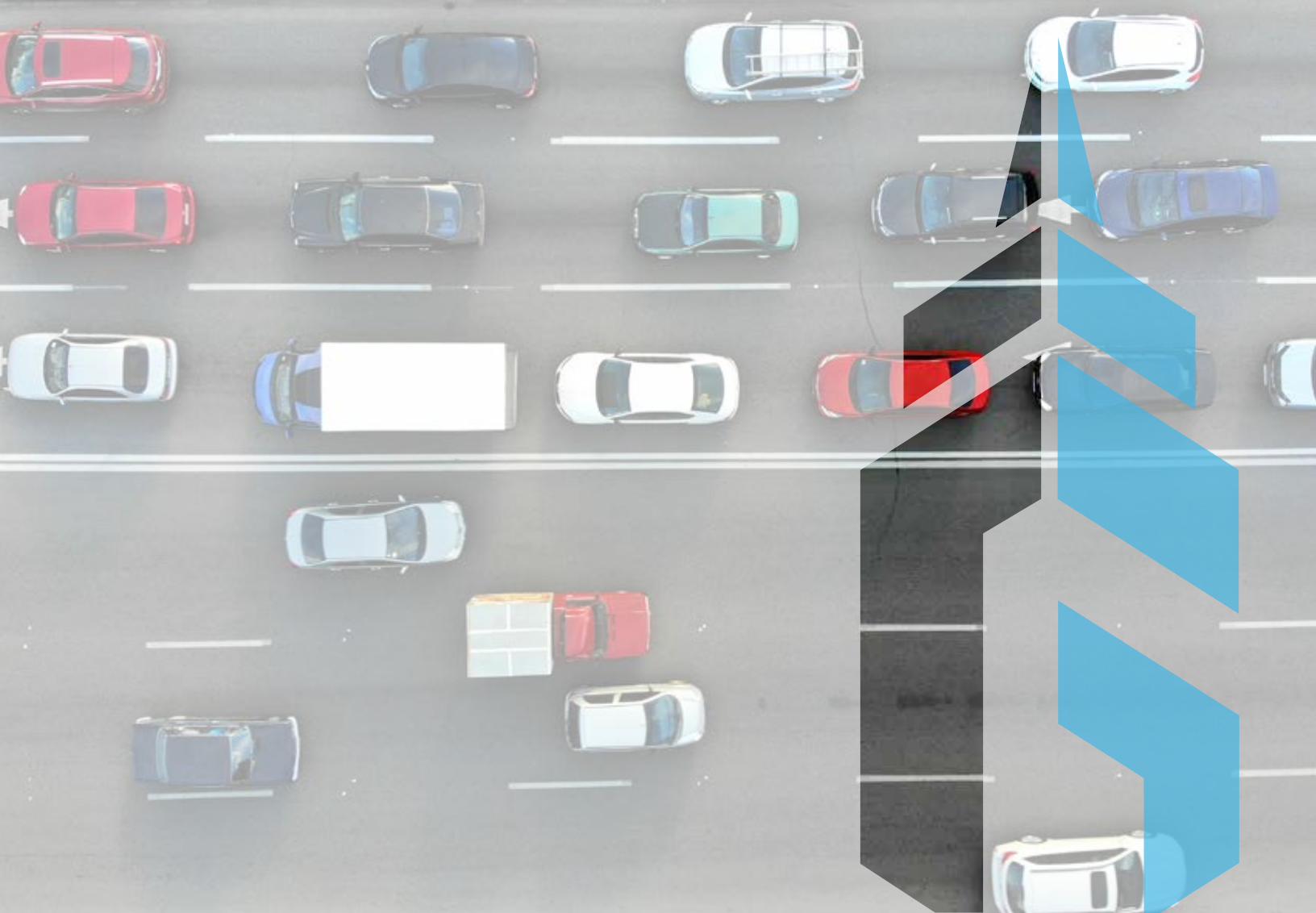
2024 Socioeconomic Status Index	50.5	57.3	54.9
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Currently, 79.7% of the 2,542 housing units in the area are owner occupied; 13.7%, renter occupied; and 6.6% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 2,455 housing units in the area and 7.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.82%. Median home value in the area is \$335,524, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.96% annually to \$407,383.

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Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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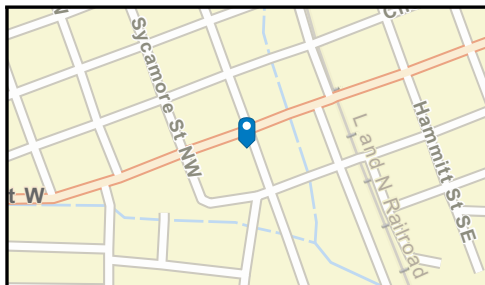
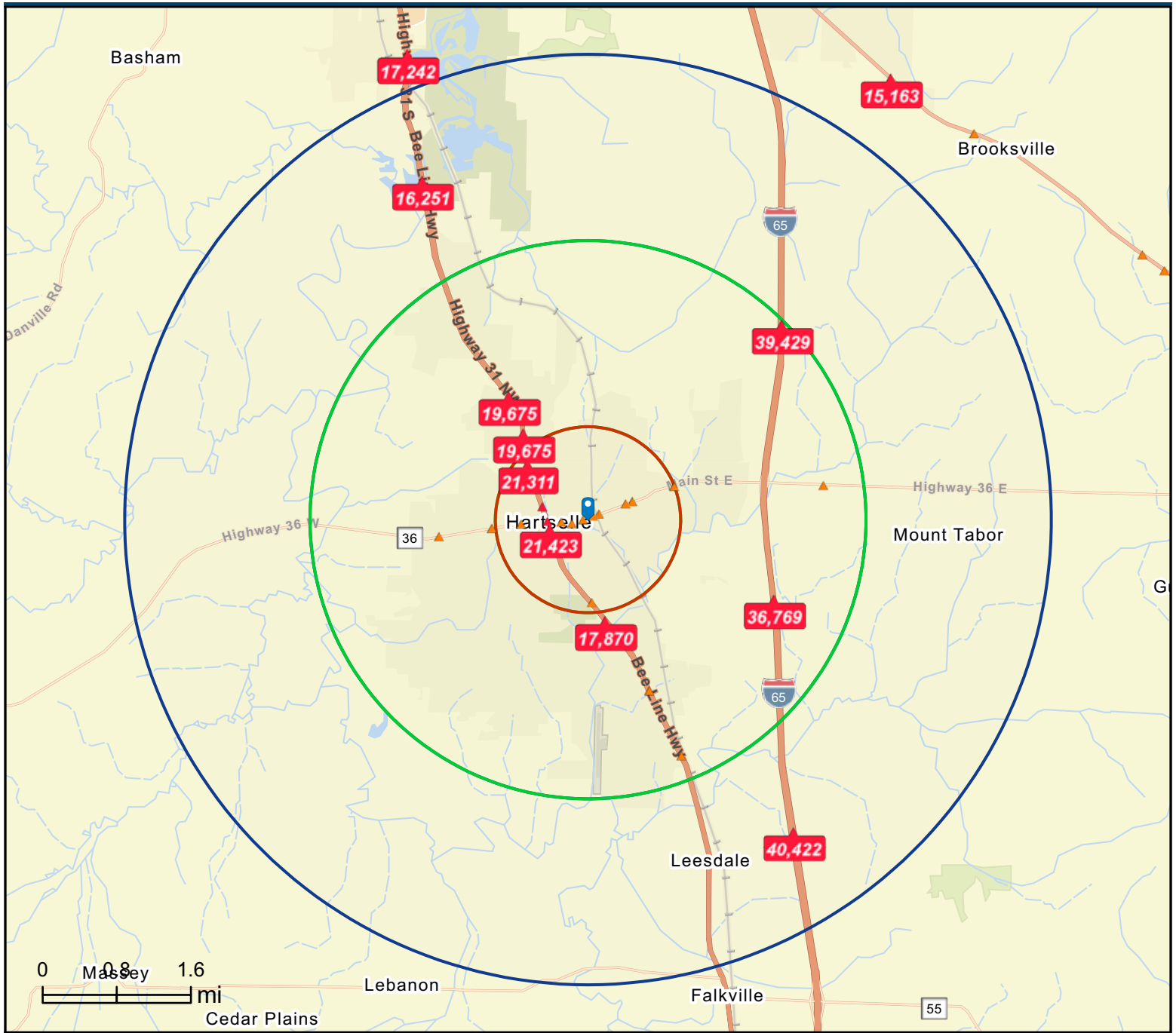
TRAFFIC DATA

200 Main Street W - Hartselle, AL

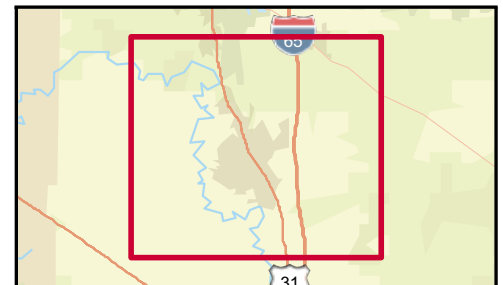
Traffic Count Map

200 Main St W, Hartselle, Alabama, 35640
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Latitude: 34.44332
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).



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