

1313 PT. MALLARD PKWY  
SUITE A  
DECATUR, ALABAMA

+/- 2,000 SQ. FT.

OFFICE/RETAIL FOR LEASE



**GATEWAY**  
COMMERCIAL BROKERAGE



For More Information, Please Contact:

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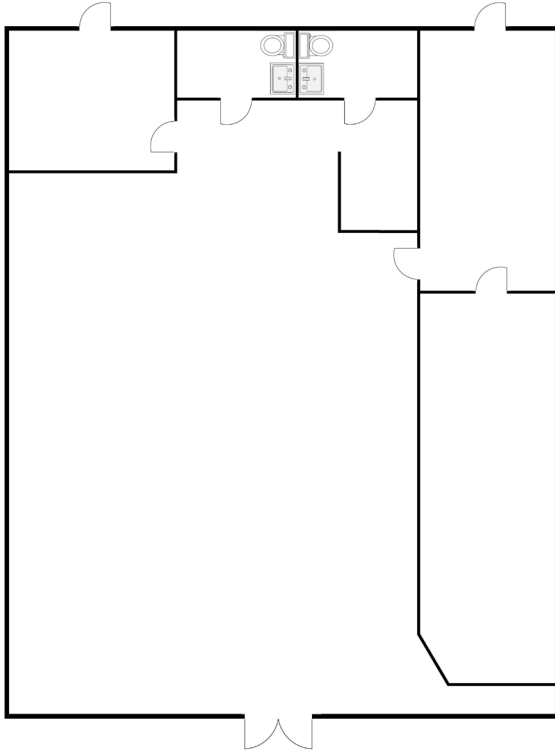
**GATEWAY COMMERCIAL BROKERAGE, INC.**  
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# 1313 PT. MALLARD PARKWAY SUITE A

+/- 2,000 SQ. FT. SPACE AVAILABLE

RETAIL/  
OFFICE  
SPACE



## PROPERTY OVERVIEW

This property is a +/- 2,000 square foot space available in this strip center. This would be great for an office, medical, or retail business. There is space for a drive-thru as well on the east side of the building. Zoned B-2 which allows for alcohol sales.

This property is located on Point Mallard Parkway, in front of the Target shopping center, which includes large retail stores like Target, Ross, PetSmart, and Old Navy. It also is near many chain restaurants, such as: Chik-fil-A, Moe's Southwest Grill, Five Guys, Panera, and Longhorn. It is located in a high traffic area next to the second largest traffic intersection in Decatur, Alabama.

### SITE FEATURES

SUITE SIZE	+/- 2,000 sf
ZONING	B-2 (allows alcohol sales)
LEASE PRICE	\$3,000/mo + CAM
CAM	Appx \$1.75 psf
Traffic Count	+/- 26,930 cars per day

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