



# RESTAURANT FOR LEASE

5956 US HWY 31 - LIMESTONE COUNTY

PRESENTED BY

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**GATEWAY**  
COMMERCIAL BROKERAGE

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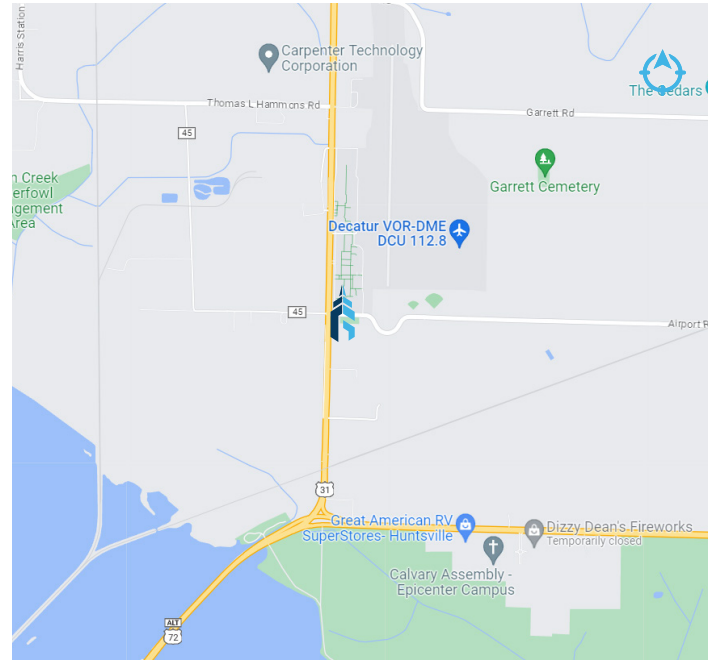
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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.



# EXECUTIVE SUMMARY



OFFERING SUMMARY	
Lease Price:	\$3,000 per month
# of Parcels:	1
Building Size:	+/- 2,900
Market:	Tanner
Submarket:	Decatur

## PROPERTY OVERVIEW

Gateway is excited to present this fantastic offering which consists of a previous Subway restaurant with approximately +/- 2,900 of space that is ready for occupancy and includes all equipment on site. Site is not located in a flood zone.

It is worth noting that the property is centrally located within minutes of Decatur and Athens.

## BUILDING HIGHLIGHTS

- Kitchen and dining room has tile flooring
- HVAC cooling
- Drop panel ceiling in kitchen and dining room
- Freezers and prep-areas
- Office in back
- Drive-thru
- All equipment included



RESTAURANT & EQUIPMENT FOR LEASE

# PROPERTY INFORMATION

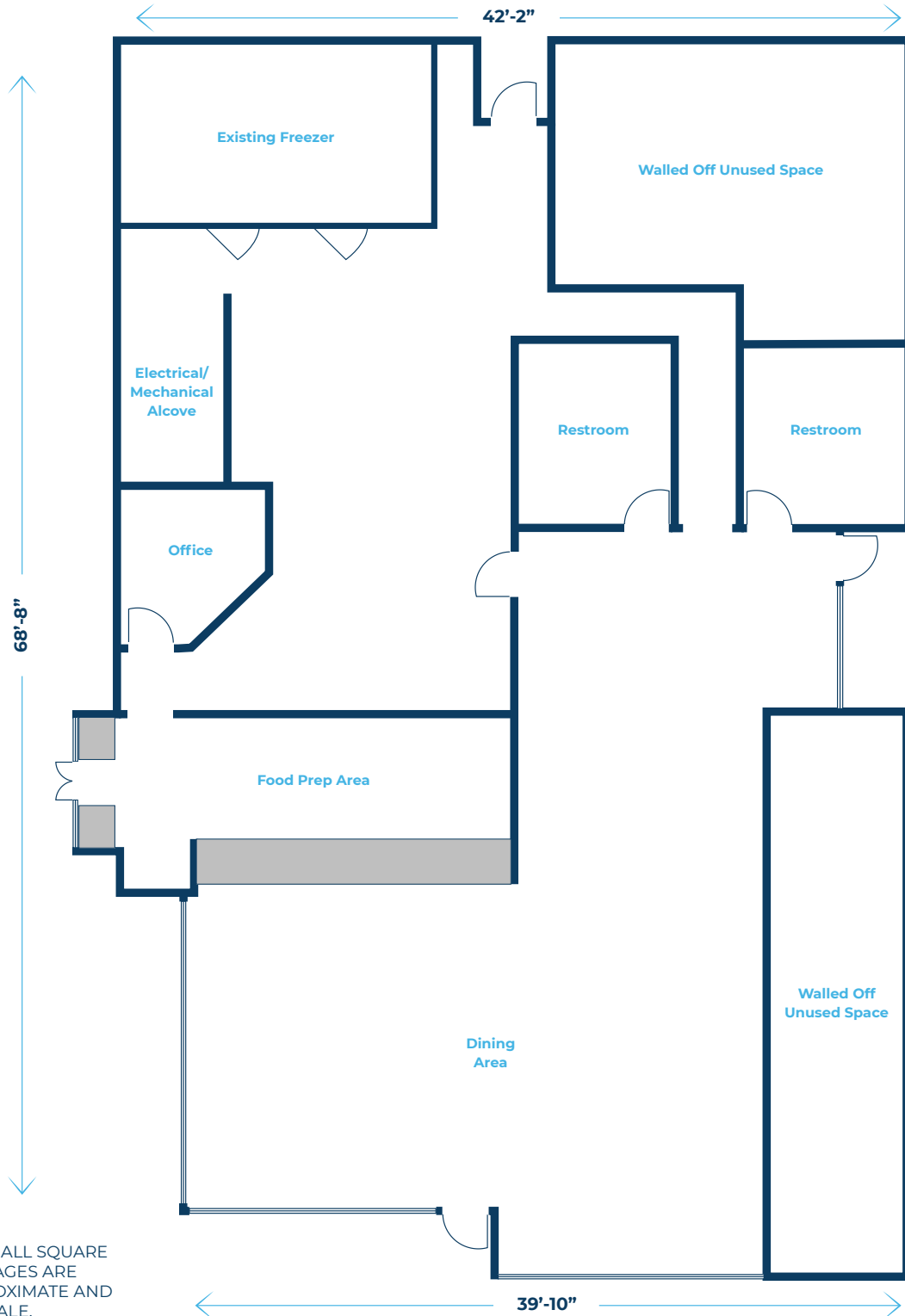
5956 US Hwy 31 - Limestone County



# PROPERTY PHOTOS



# FLOOR PLAN



NOTE: ALL SQUARE FOOTAGES ARE APPROXIMATE AND TO SCALE.



# FLOOD ZONE DETERMINATION



RiskMeter

The closest match to 5956 HWY 31 S, TANNER, AL 35671 is 5956 US HIGHWAY 31 TANNER, AL 35671-4005

5956 US HIGHWAY 31 TANNER, AL 35671-4005

LOCATION ACCURACY: Excellent

## Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	010176	PANEL	0290F
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PANEL DATE	August 16, 2018	MAP NUMBER	01083C0290F
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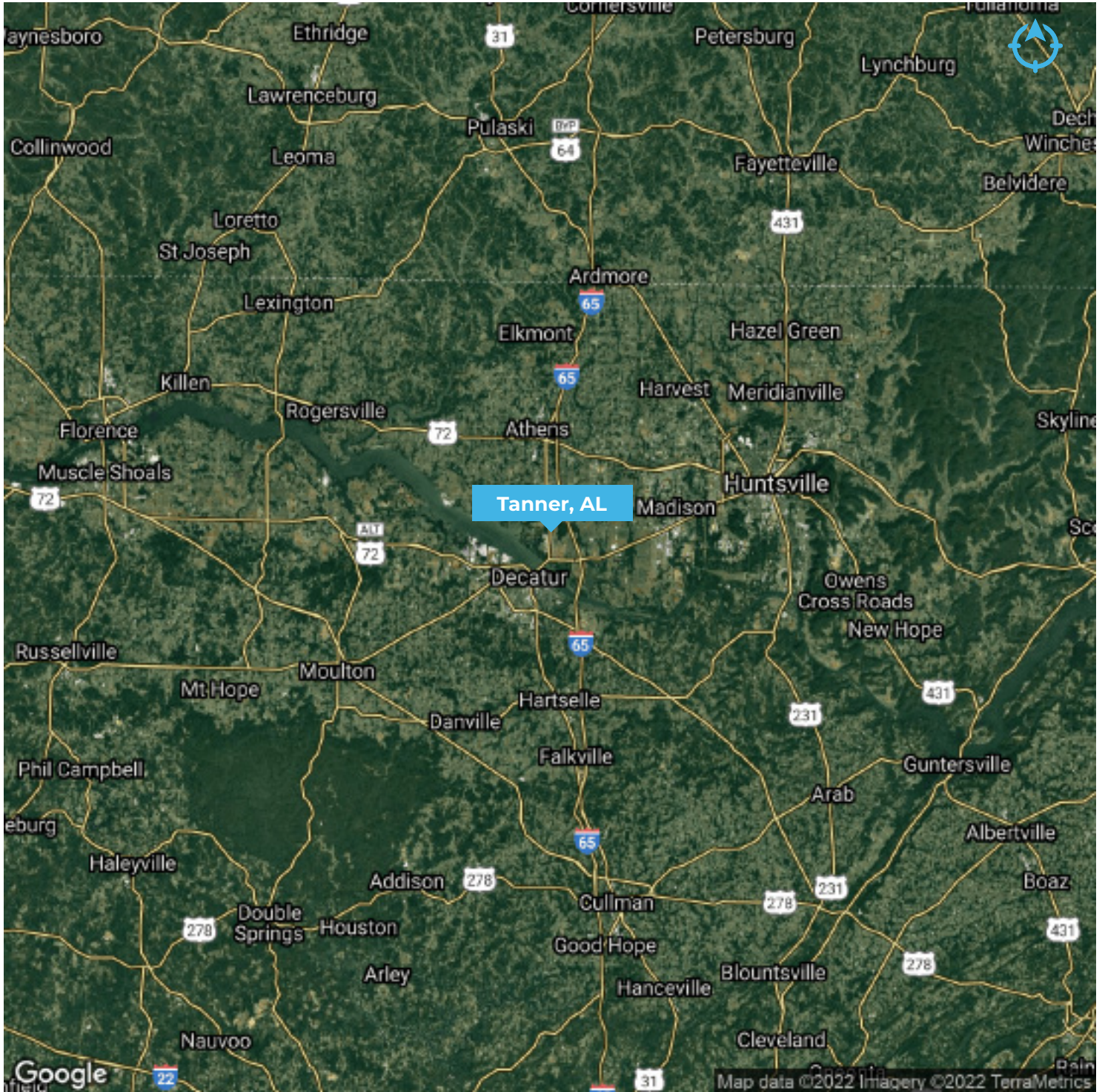
RESTAURANT & EQUIPMENT FOR LEASE

# LOCATION INFORMATION

5956 US Hwy 31 - Limestone County



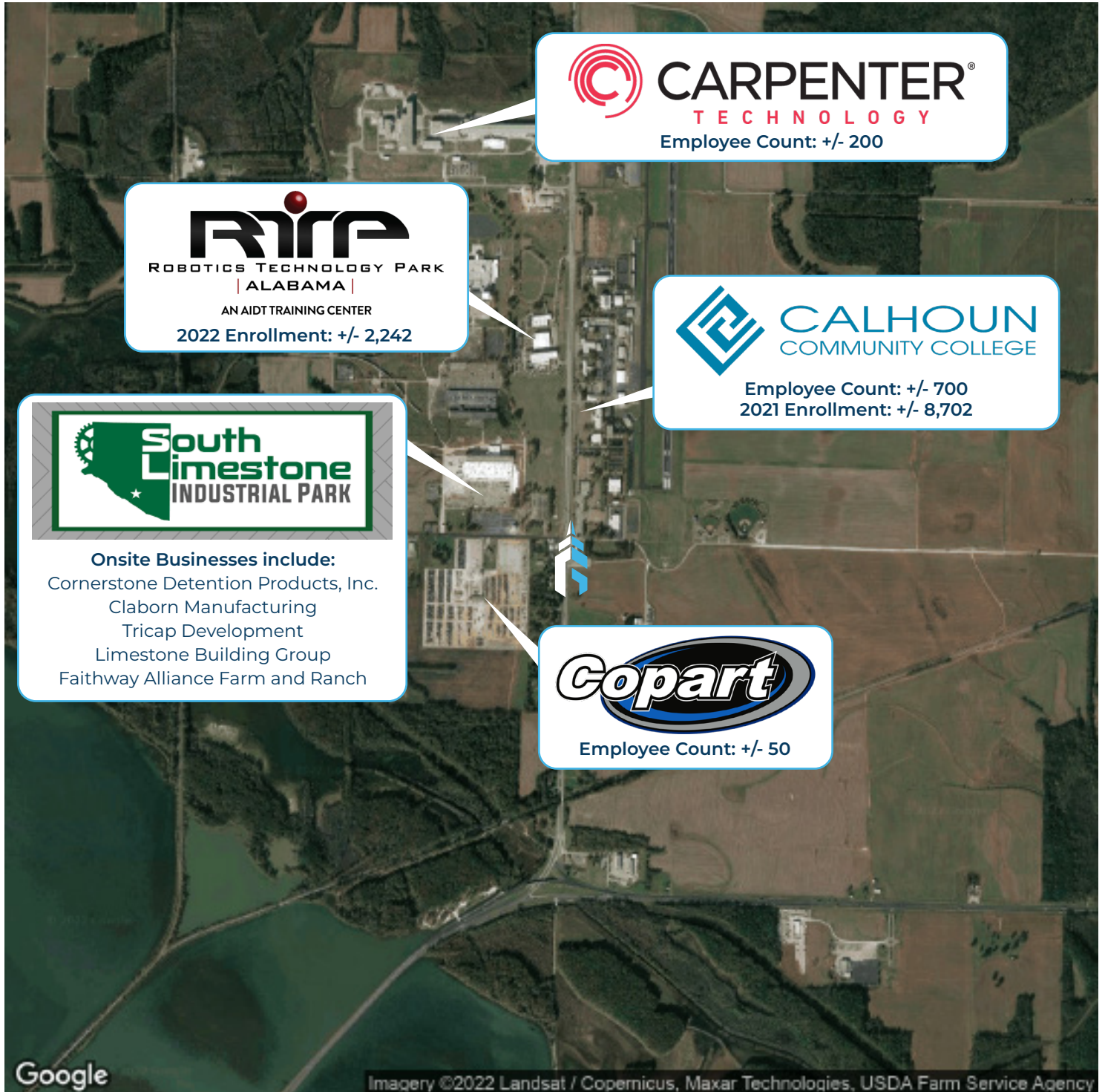
# REGIONAL MAP







# MAP OF NEARBY BUSINESSES







RESTAURANT & EQUIPMENT FOR LEASE

# DEMOGRAPHIC DATA

5956 US Hwy 31 - Limestone County



# Executive Summary

5985 US Highway 31, Tanner, Alabama, 35671  
 Drive Time Bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
 Latitude: 34.64328  
 Longitude: -86.95140

	0 - 5 minute	5 - 10 minute	10 - 15 minute
<b>Population</b>			
2000 Population	1,404	19,692	42,780
2010 Population	1,252	19,800	48,817
2021 Population	1,364	20,063	53,812
2026 Population	1,404	20,259	55,730
2000-2010 Annual Rate	-1.14%	0.05%	1.33%
2010-2021 Annual Rate	0.76%	0.12%	0.87%
2021-2026 Annual Rate	0.58%	0.19%	0.70%
2021 Male Population	49.6%	50.1%	48.2%
2021 Female Population	50.5%	49.9%	51.8%
2021 Median Age	48.7	38.2	39.4

In the identified area, the current year population is 53,812. In 2010, the Census count in the area was 48,817. The rate of change since 2010 was 0.87% annually. The five-year projection for the population in the area is 55,730 representing a change of 0.70% annually from 2021 to 2026. Currently, the population is 48.2% male and 51.8% female.

### Median Age

The median age in this area is 48.7, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	76.2%	53.7%	63.7%
2021 Black Alone	15.9%	29.2%	23.2%
2021 American Indian/Alaska Native Alone	0.8%	0.7%	0.6%
2021 Asian Alone	1.2%	0.5%	1.8%
2021 Pacific Islander Alone	0.0%	0.2%	0.1%
2021 Other Race	4.0%	12.5%	7.8%
2021 Two or More Races	1.8%	3.2%	2.8%
2021 Hispanic Origin (Any Race)	10.4%	17.9%	12.3%

Persons of Hispanic origin represent 12.3% of the population in the identified area compared to 18.9% 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 64.0 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	71	70	81
2000 Households	762	7,666	17,522
2010 Households	753	7,395	19,991
2021 Total Households	817	7,481	21,993
2026 Total Households	840	7,548	22,770
2000-2010 Annual Rate	-0.12%	-0.36%	1.33%
2010-2021 Annual Rate	0.73%	0.10%	0.85%
2021-2026 Annual Rate	0.56%	0.18%	0.70%
2021 Average Household Size	1.49	2.54	2.42

The household count in this area has changed from 19,991 in 2010 to 21,993 in the current year, a change of 0.85% annually. The five-year projection of households is 22,770, a change of 0.70% annually from the current year total. Average household size is currently 2.42, compared to 2.41 in the year 2010. The number of families in the current year is 14,562 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.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.





# Executive Summary

5985 US Highway 31, Tanner, Alabama, 35671  
 Drive Time Bands: 0-5, 5-10, 10-15 minute radii

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	0 - 5 minute	5 - 10 minute	10 - 15 minute
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	20.8%	12.4%	12.8%
<b>Median Household Income</b>			
2021 Median Household Income	\$46,633	\$43,364	\$54,465
2026 Median Household Income	\$51,304	\$47,725	\$58,610
2021-2026 Annual Rate	1.93%	1.93%	1.48%
<b>Average Household Income</b>			
2021 Average Household Income	\$74,394	\$66,426	\$76,130
2026 Average Household Income	\$83,030	\$73,407	\$84,649
2021-2026 Annual Rate	2.22%	2.02%	2.14%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$38,575	\$25,150	\$30,810
2026 Per Capita Income	\$43,003	\$27,758	\$34,259
2021-2026 Annual Rate	2.20%	1.99%	2.14%

### Households by Income

Current median household income is \$54,465 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$58,610 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$76,130 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$84,649 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$30,810 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$34,259 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	122	204	200
2000 Total Housing Units	914	8,585	19,130
2000 Owner Occupied Housing Units	309	4,881	12,007
2000 Renter Occupied Housing Units	453	2,786	5,515
2000 Vacant Housing Units	152	918	1,608
2010 Total Housing Units	889	8,330	21,561
2010 Owner Occupied Housing Units	339	4,531	12,843
2010 Renter Occupied Housing Units	414	2,864	7,148
2010 Vacant Housing Units	136	935	1,570
2021 Total Housing Units	945	8,500	23,794
2021 Owner Occupied Housing Units	398	4,803	14,519
2021 Renter Occupied Housing Units	419	2,678	7,474
2021 Vacant Housing Units	128	1,019	1,801
2026 Total Housing Units	975	8,639	24,728
2026 Owner Occupied Housing Units	418	4,909	15,218
2026 Renter Occupied Housing Units	422	2,639	7,552
2026 Vacant Housing Units	135	1,091	1,958

Currently, 61.0% of the 23,794 housing units in the area are owner occupied; 31.4%, renter occupied; and 7.6% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 21,561 housing units in the area - 59.6% owner occupied, 33.2% renter occupied, and 7.3% vacant. The annual rate of change in housing units since 2010 is 4.48%. Median home value in the area is \$165,587, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.41% annually to \$186,502.

**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.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

# Key Facts

5985 US Highway 31, Tanner, Alabama, 35671 (0 - 5 minutes)

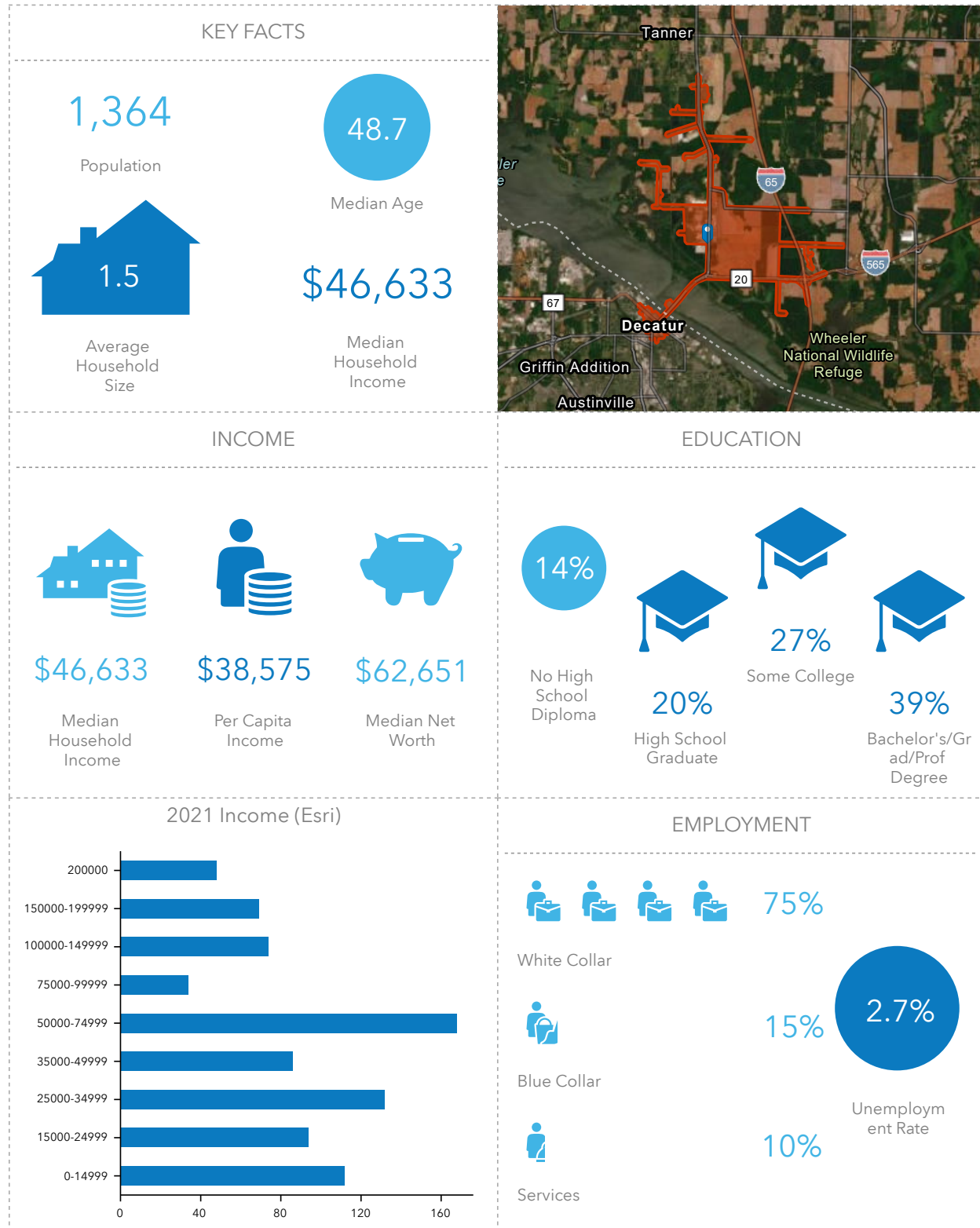
5985 US Highway 31, Tanner, Alabama, 35671

Drive time band of 0 - 5 minutes

Prepared by Esri

Latitude: 34.64328

Longitude: -86.95140



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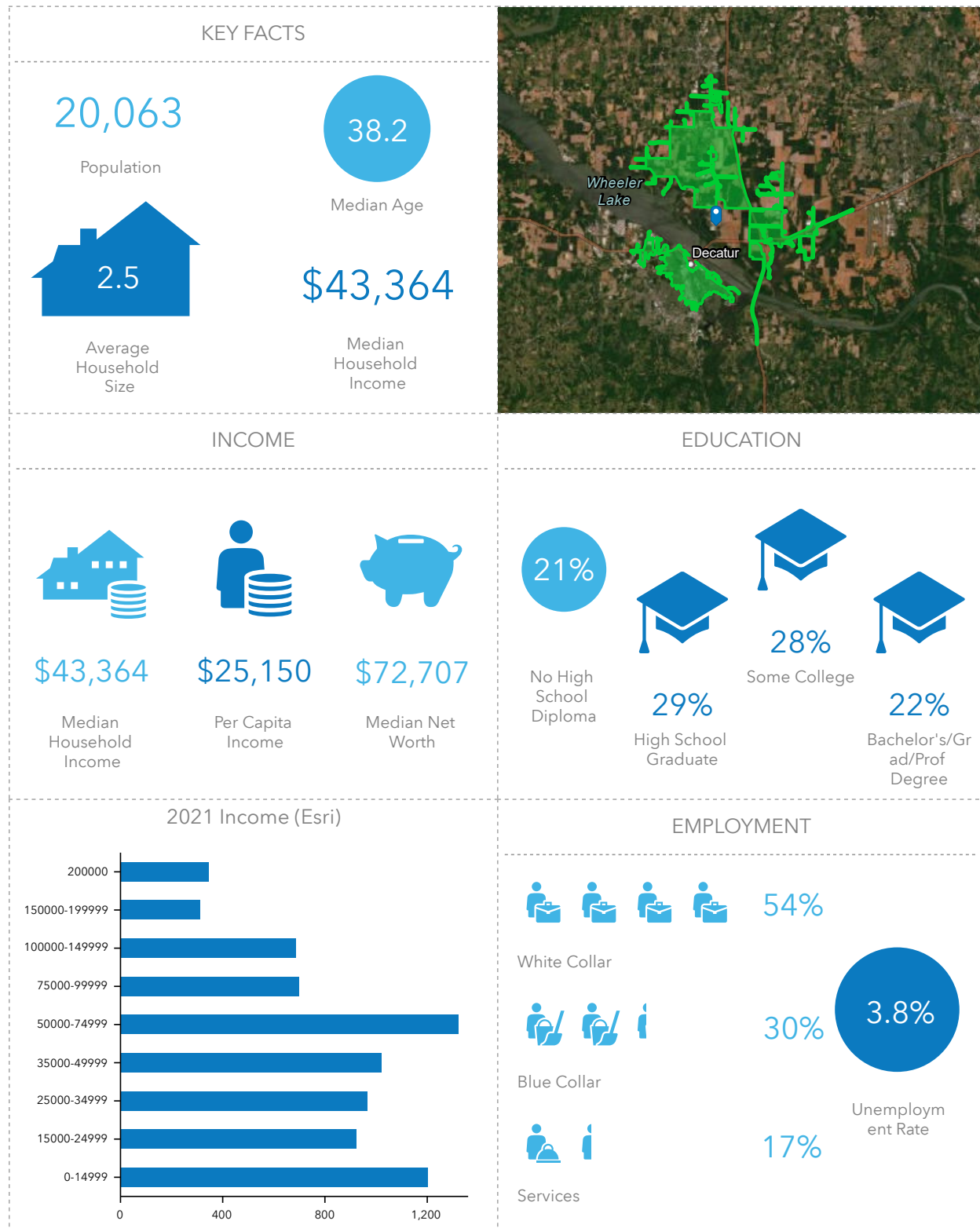
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# Key Facts

5985 US Highway 31, Tanner, Alabama, 35671 (5 - 10 minutes)  
 5985 US Highway 31, Tanner, Alabama, 35671  
 Drive time band of 5 - 10 minutes

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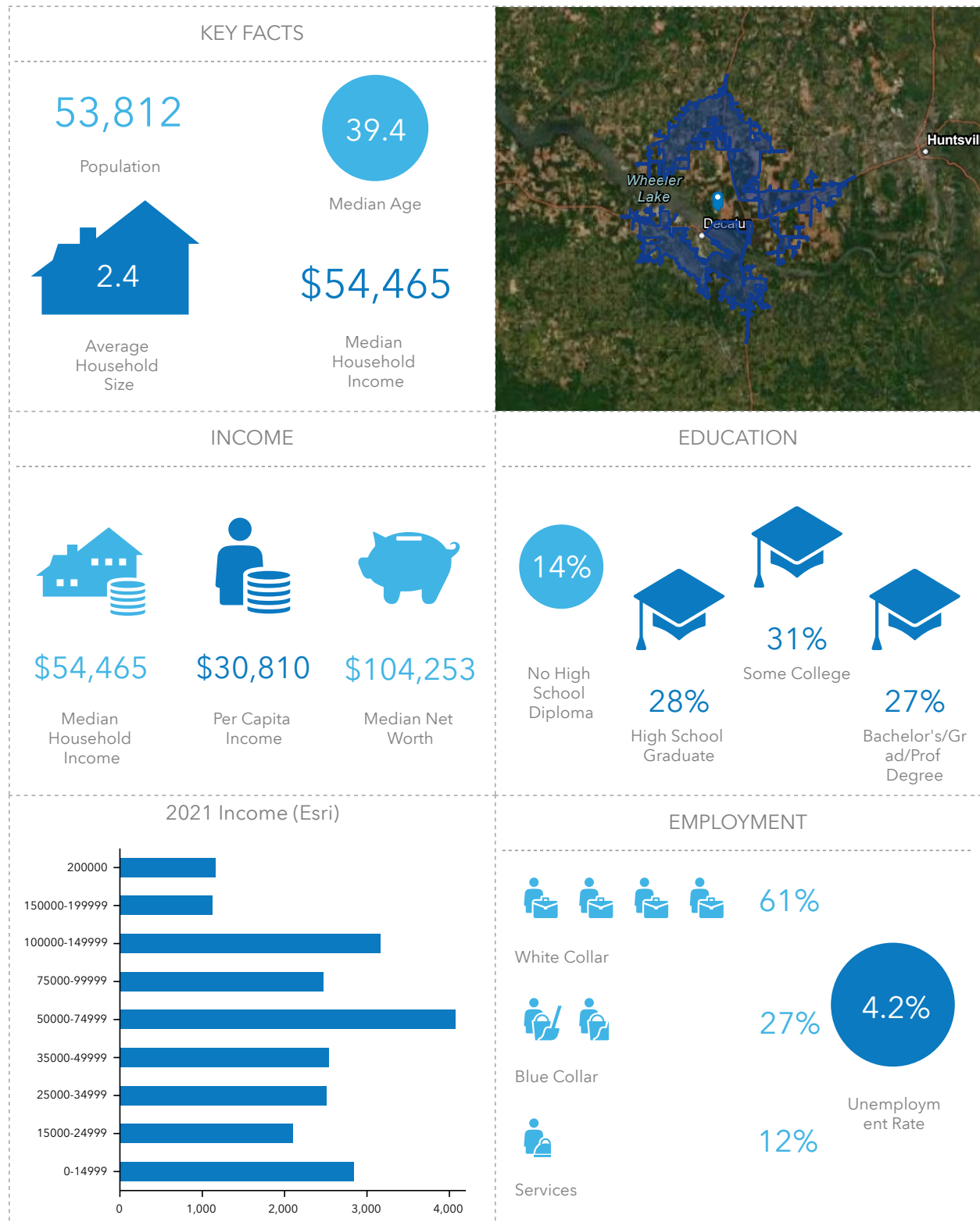
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# Key Facts

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# Population Trends - 5985 US-31 Tanner

5985 US Highway 31, Tanner, Alabama, 35671 (0 - 5 minutes)  
 5985 US Highway 31, Tanner, Alabama, 35671  
 Drive time band of 0 - 5 minutes

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 Longitude: -86.95140

## POPULATION TRENDS AND KEY INDICATORS

5985 US Highway 31, Tanner, Alabama, 35671

**71** Wealth Index  
**122** Housing Affordability  
**51** Diversity Index



**\$7,760**

Avg Spent on Mortgage & Basics

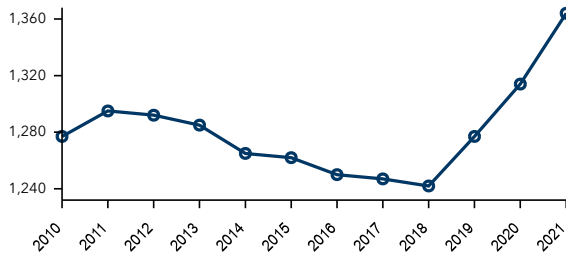


**20.8%**

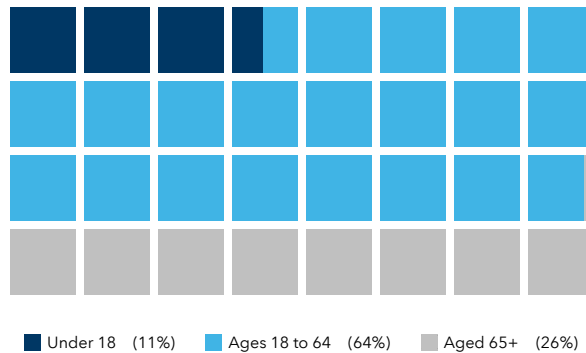
Percent of Income for Mortgage

### MORTGAGE INDICATORS

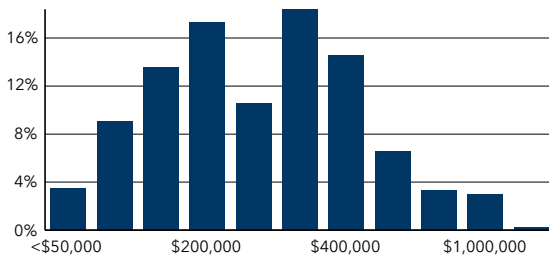
Historical Trends: Population



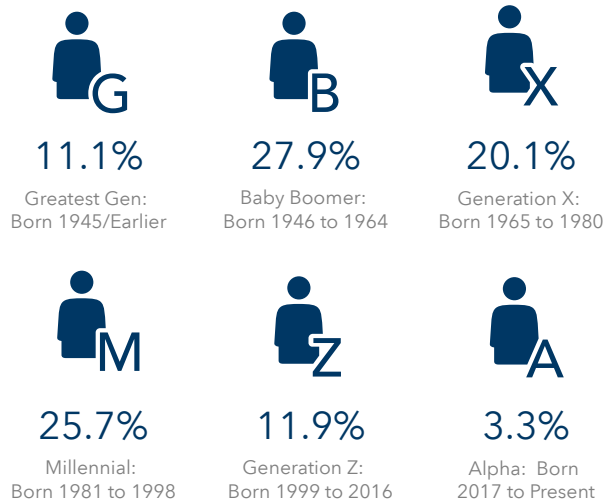
POPULATION BY AGE



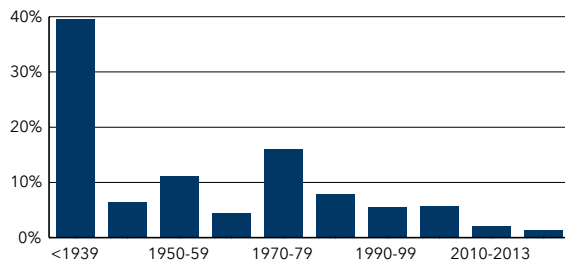
Home Value



POPULATION BY GENERATION



Housing: Year Built



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# Population Trends - 5985 US-31 Tanner

5985 US Highway 31, Tanner, Alabama, 35671 (5 - 10 minutes)  
 5985 US Highway 31, Tanner, Alabama, 35671  
 Drive time band of 5 - 10 minutes

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## POPULATION TRENDS AND KEY INDICATORS

5985 US Highway 31, Tanner, Alabama, 35671

### MORTGAGE INDICATORS

**70** Wealth Index  
**204** Housing Affordability  
**74** Diversity Index



**\$7,250**

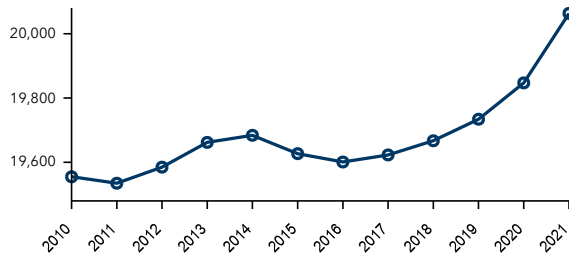
Avg Spent on Mortgage & Basics



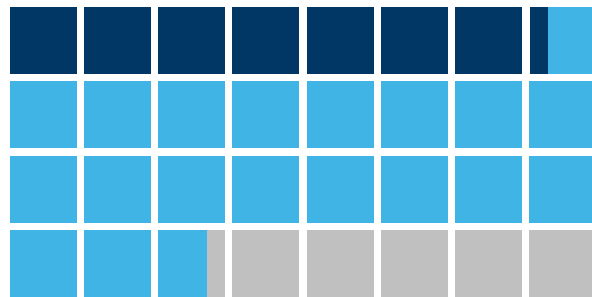
**12.4%**

Percent of Income for Mortgage

### Historical Trends: Population

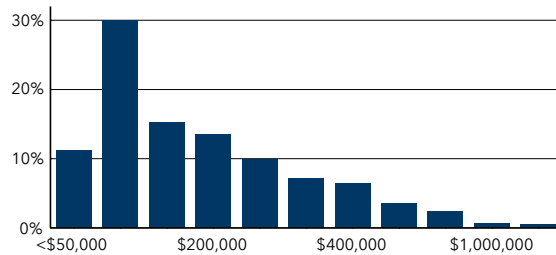


### POPULATION BY AGE

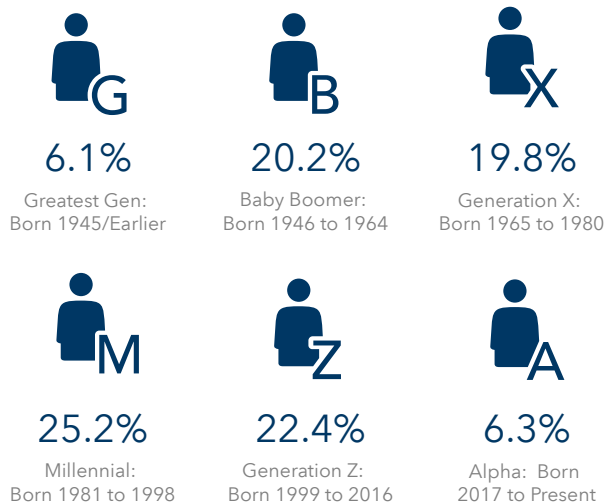


■ Under 18 (23%) ■ Ages 18 to 64 (61%) ■ Aged 65+ (16%)

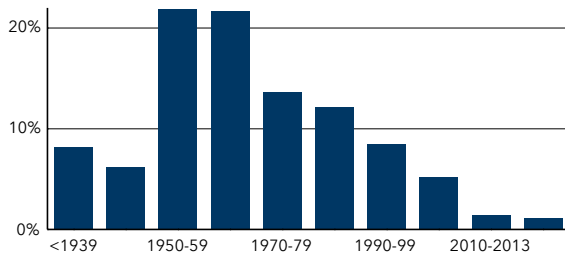
### Home Value



### POPULATION BY GENERATION



### Housing: Year Built



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# Population Trends - 5985 US-31 Tanner

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## POPULATION TRENDS AND KEY INDICATORS

5985 US Highway 31, Tanner, Alabama, 35671

**81** Wealth Index  
**200** Housing Affordability  
**64** Diversity Index



**\$8,547**

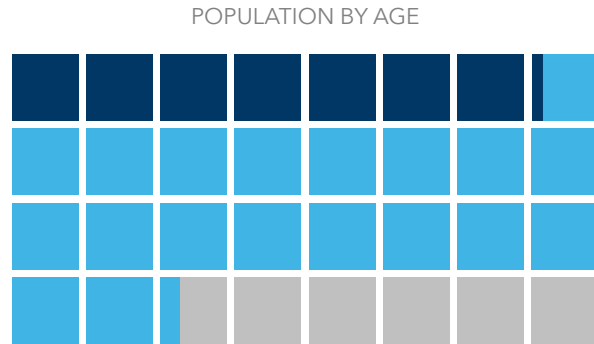
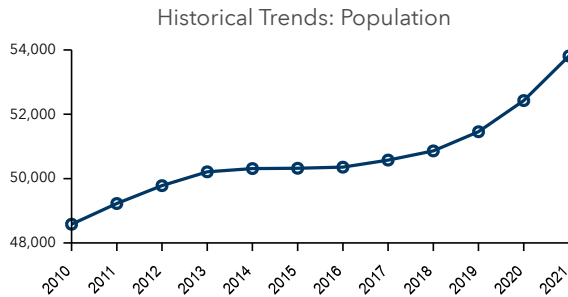
Avg Spent on Mortgage & Basics



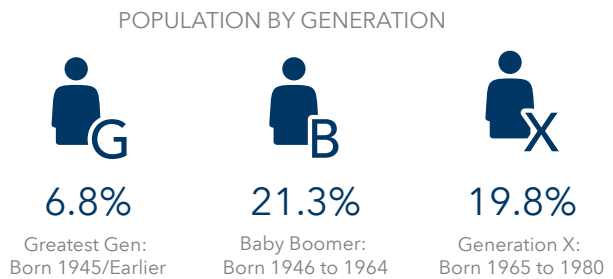
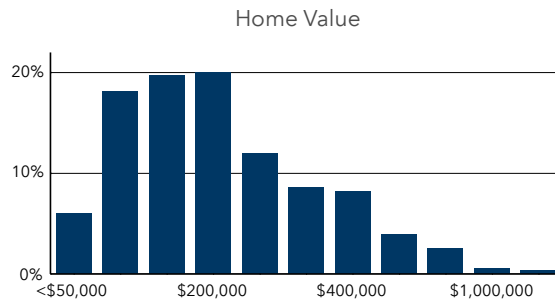
**12.8%**

Percent of Income for Mortgage

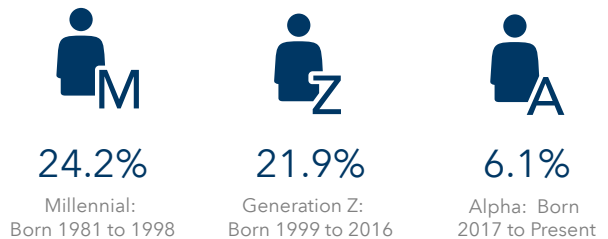
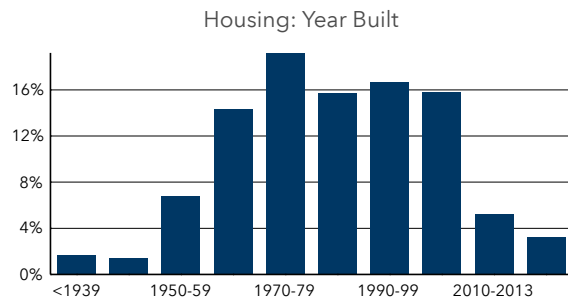
### MORTGAGE INDICATORS



### POPULATION BY AGE



### POPULATION BY GENERATION



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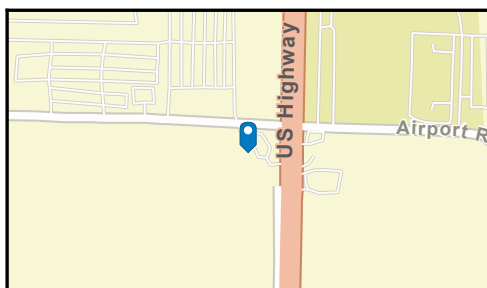
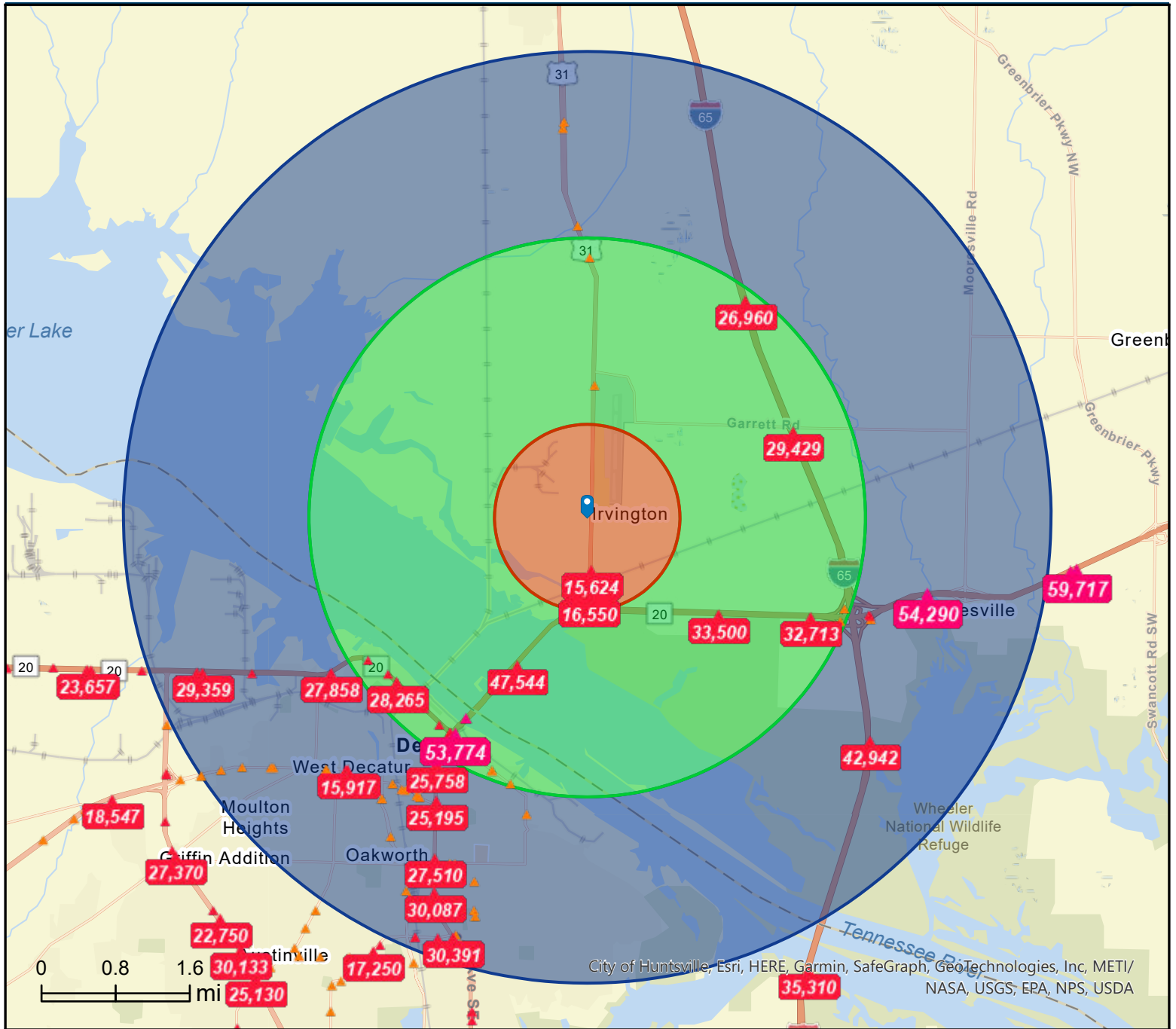
# TRAFFIC DATA

5956 US Hwy 31 - Limestone County

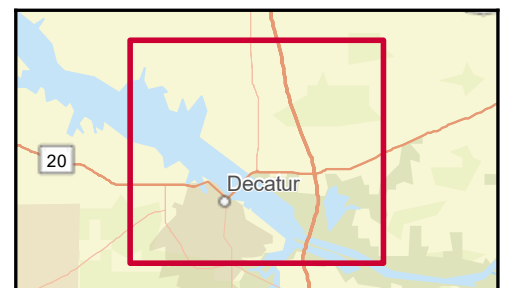


5985 US Highway 31, Tanner, Alabama, 35671  
 Ring Bands: 0-1, 1-3, 3-5 mile radii

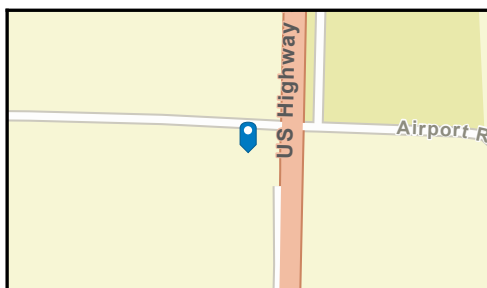
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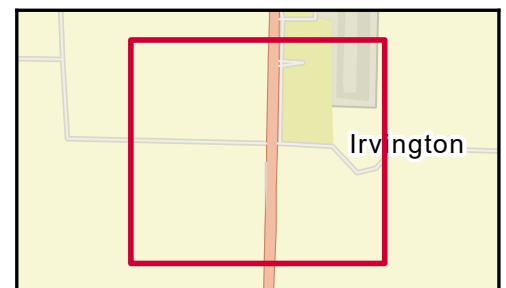
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).



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- ▲ Up to 6,000 vehicles per day
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