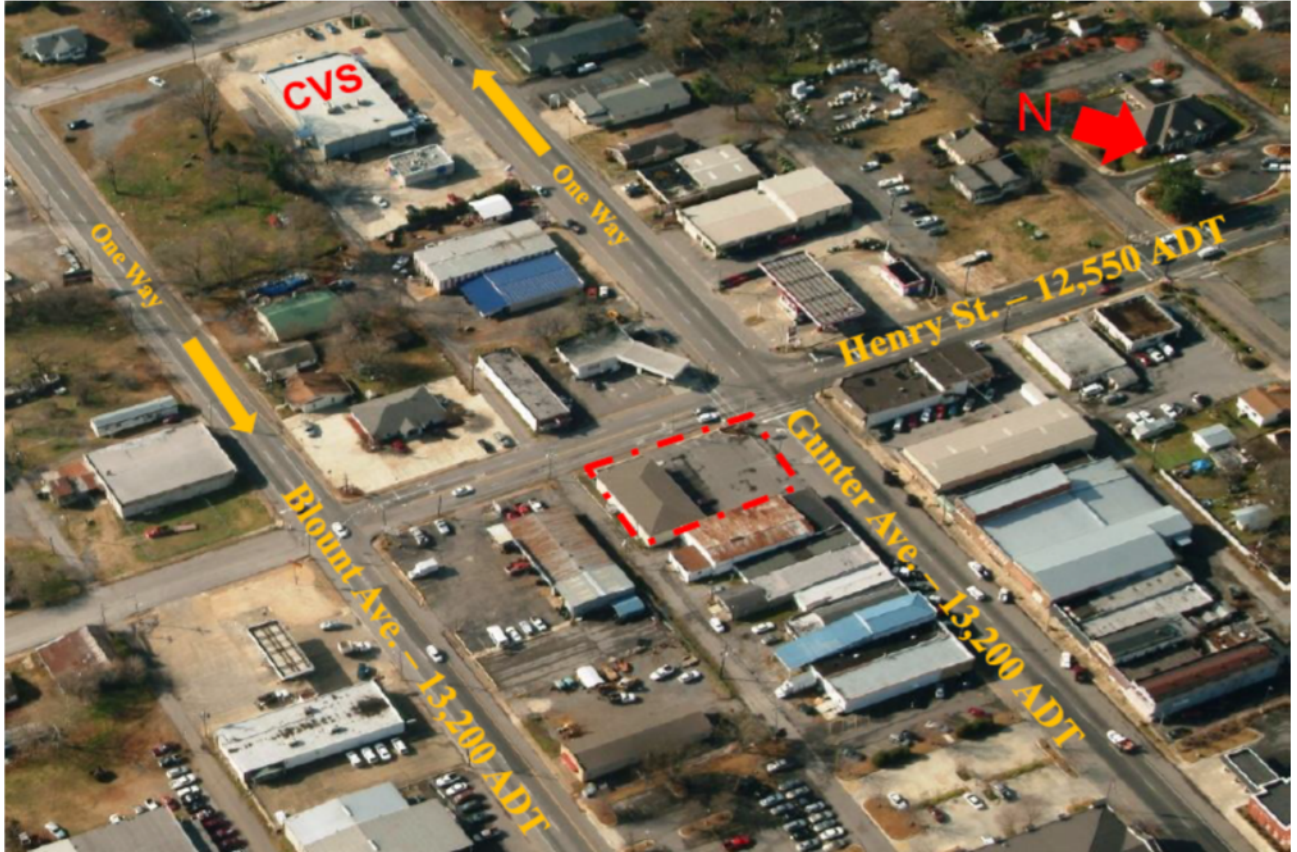


FOR SALE OR LEASE
1345 Gunter Ave., Guntersville, AL 35976

Commercial Retail on Busy Corner



PARCEL ID: 1502104001093000
SITE ACRES: .32 Acres
DESCRIPTION: 4,250 sf Building
ZONING: Retail, Commercial
FRONTAGE: 100 ft of Gunter Ave Frontage
 140 ft of Henry St. Frontage
UTILITIES: Water, Sewer, Electric
DAILY TRAFFIC: Gunter Ave. - 13200+ AADT
 Henry St. - 12,550 AADT

Demographic Profile			
	3 Mile	5 Mile	7 Mile
Population	6,964	13,358	24,797
Households	2,897	5,554	9,842
Avg. HH Income	\$51,337	\$50,269	\$50,098
Median Age	42.7	42.4	40.7

PRICE: \$550,000

R.K.M. Development Corp.

147 2nd Avenue South. Suite 400, St. Petersburg, FL 33701

Phone: 727-895-2150 Fax: 727-821-5461 Email: BB@rkmdev.com

www.rkmdev.com

SEC Gunter Ave. & Henry St. – Executive Summary

Property Description:

The proposed site is located at the Southeast corner of the signalized intersection of Gunter Avenue and Henry Street. Visibility from 2 public roadways is excellent and access includes a LI/LO on Gunter Avenue and a Full movement access point on Henry Street. Existing Pylon signage on site.

Trade Area:

A trade area demographic report was performed on a 3,5 and 7-mile radius from the proposed location. Based on this trade area, current population counts are 6,964(3-mile), 13,358 (5-mile), 24,797 (7-mile), with an average household income of \$50,269 and median age of 42.4 in the 5-mile trade area.

Site Traffic Counts:

Gunter Avenue has a traffic count between 13,200 and 16,780 ADT

Henry Street has a traffic count between 6,110 and 12,550 ADT

Area Retailers:

CVS, Walgreens, Bancorp, BB&T, and KFC are all in the immediate area

NEC Gunter Ave. & Henry St., Guntersville, AL– Overhead

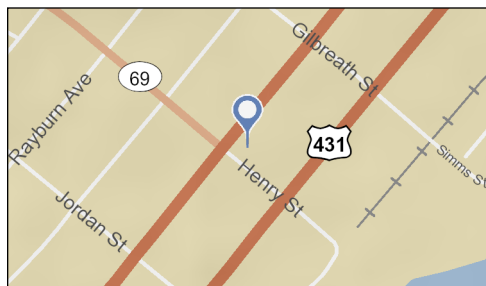


NEC Gunter Ave. & Henry St., Guntersville, AL– Looking North

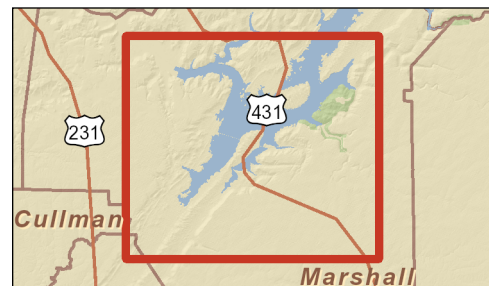


NEC Gunter Ave. & Henry St., Guntersville, AL– Looking West





- 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



guntersville
Ring: 3 mile radius

Prepared by Sara Ward
Latitude: 34.346319
Longitude: -86.30299

Summary	Census 2010	2013	2018
Population	7,136	6,964	6,930
Households	2,973	2,897	2,873
Families	1,940	1,874	1,840
Average Household Size	2.33	2.33	2.34
Owner Occupied Housing Units	1,898	1,836	1,841
Renter Occupied Housing Units	1,075	1,060	1,032
Median Age	42.0	42.7	44.0
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	-0.10%	0.57%	0.71%
Households	-0.17%	0.61%	0.74%
Families	-0.37%	0.43%	0.63%
Owner HHs	0.05%	0.70%	0.94%
Median Household Income	2.17%	3.22%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	746	25.8%	697	24.3%
\$15,000 - \$24,999	427	14.7%	378	13.2%
\$25,000 - \$34,999	301	10.4%	275	9.6%
\$35,000 - \$49,999	405	14.0%	366	12.7%
\$50,000 - \$74,999	351	12.1%	379	13.2%
\$75,000 - \$99,999	284	9.8%	352	12.3%
\$100,000 - \$149,999	230	7.9%	247	8.6%
\$150,000 - \$199,999	84	2.9%	99	3.4%
\$200,000+	68	2.3%	79	2.7%
Median Household Income	\$33,906		\$37,742	
Average Household Income	\$51,337		\$57,218	
Per Capita Income	\$21,453		\$23,806	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	429	6.0%	404	5.8%	390	5.6%
5 - 9	419	5.9%	410	5.9%	389	5.6%
10 - 14	449	6.3%	414	5.9%	399	5.8%
15 - 19	474	6.6%	415	6.0%	384	5.5%
20 - 24	375	5.3%	418	6.0%	391	5.6%
25 - 34	783	11.0%	794	11.4%	828	11.9%
35 - 44	922	12.9%	839	12.0%	758	10.9%
45 - 54	1,059	14.8%	996	14.3%	917	13.2%
55 - 64	1,001	14.0%	1,003	14.4%	997	14.4%
65 - 74	693	9.7%	733	10.5%	853	12.3%
75 - 84	413	5.8%	403	5.8%	463	6.7%
85+	118	1.7%	136	2.0%	160	2.3%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,043	84.7%	5,468	78.5%	4,732	68.3%
Black Alone	586	8.2%	938	13.5%	1,524	22.0%
American Indian Alone	43	0.6%	39	0.6%	37	0.5%
Asian Alone	108	1.5%	128	1.8%	164	2.4%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	222	3.1%	261	3.7%	343	4.9%
Two or More Races	133	1.9%	129	1.9%	129	1.9%
Hispanic Origin (Any Race)	323	4.5%	379	5.4%	498	7.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

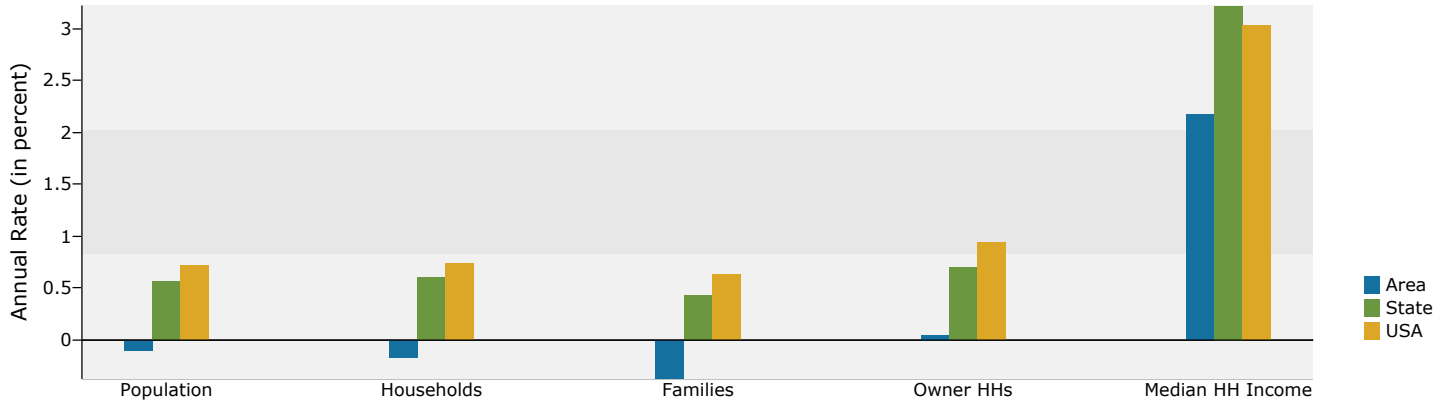


Demographic and Income Profile

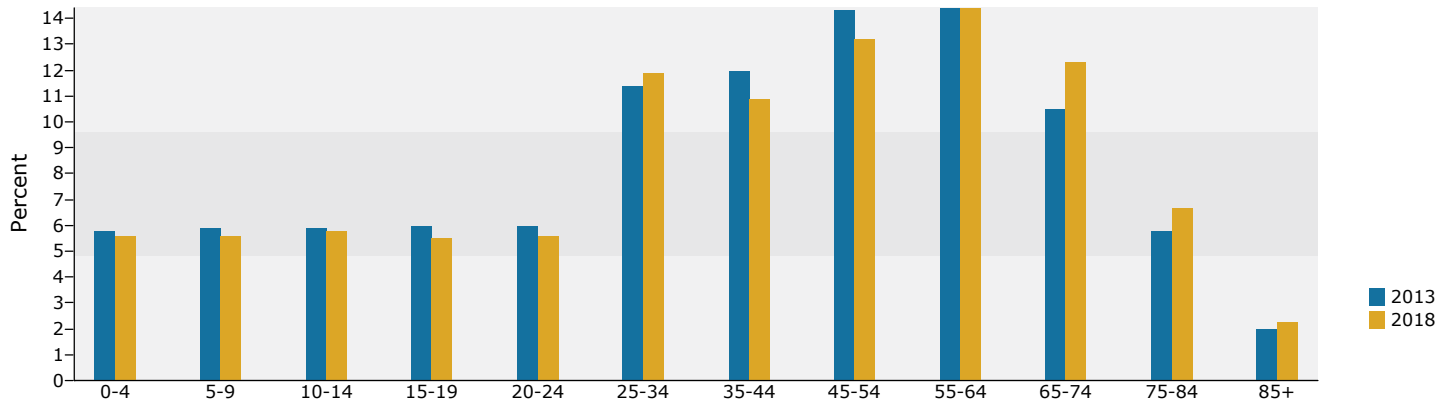
guntersville
Ring: 3 mile radius

Prepared by Sara Ward
Latitude: 34.346319
Longitude: -86.30299

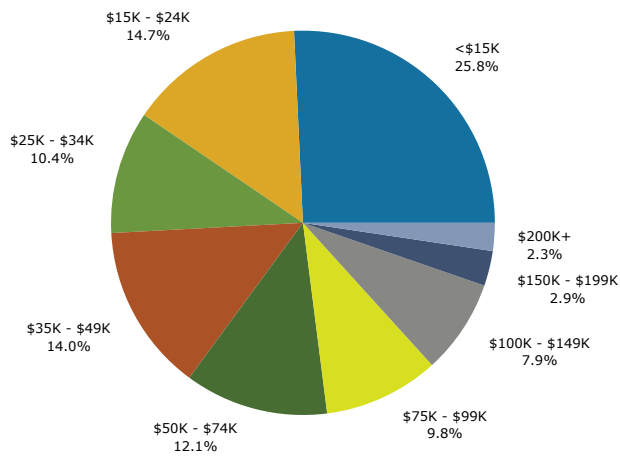
Trends 2013-2018



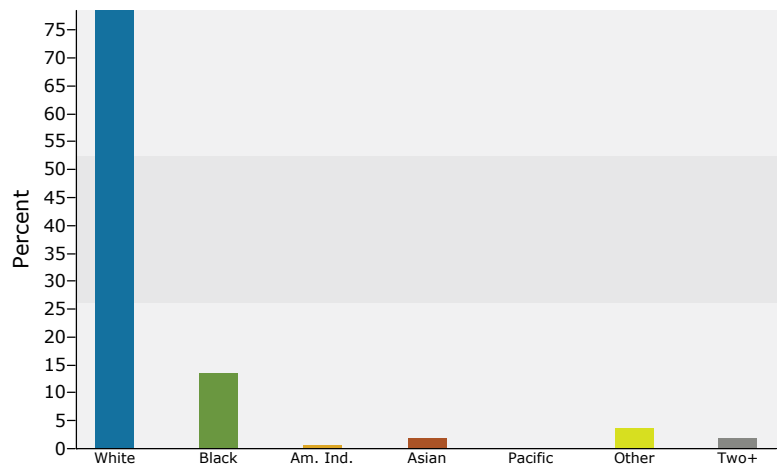
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 5.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

June 02, 2014

guntersville
Ring: 5 mile radius

Prepared by Sara Ward
Latitude: 34.346319
Longitude: -86.30299

Summary	Census 2010	2013	2018
Population	13,515	13,358	13,477
Households	5,627	5,554	5,588
Families	3,794	3,717	3,706
Average Household Size	2.34	2.34	2.35
Owner Occupied Housing Units	3,827	3,755	3,820
Renter Occupied Housing Units	1,800	1,799	1,768
Median Age	41.7	42.4	43.5
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.18%	0.57%	0.71%
Households	0.12%	0.61%	0.74%
Families	-0.06%	0.43%	0.63%
Owner HHs	0.34%	0.70%	0.94%
Median Household Income	2.15%	3.22%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	1,379	24.8%	1,300	23.3%
\$15,000 - \$24,999	809	14.6%	714	12.8%
\$25,000 - \$34,999	585	10.5%	530	9.5%
\$35,000 - \$49,999	802	14.4%	753	13.5%
\$50,000 - \$74,999	754	13.6%	845	15.1%
\$75,000 - \$99,999	549	9.9%	689	12.3%
\$100,000 - \$149,999	435	7.8%	466	8.3%
\$150,000 - \$199,999	134	2.4%	161	2.9%
\$200,000+	107	1.9%	131	2.3%
Median Household Income	\$35,053		\$38,983	
Average Household Income	\$50,269		\$55,945	
Per Capita Income	\$20,623		\$22,847	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	836	6.2%	802	6.0%	792	5.9%
5 - 9	810	6.0%	811	6.1%	801	5.9%
10 - 14	836	6.2%	797	6.0%	811	6.0%
15 - 19	874	6.5%	766	5.7%	733	5.4%
20 - 24	730	5.4%	768	5.7%	694	5.1%
25 - 34	1,517	11.2%	1,564	11.7%	1,591	11.8%
35 - 44	1,747	12.9%	1,628	12.2%	1,546	11.5%
45 - 54	2,034	15.0%	1,915	14.3%	1,784	13.2%
55 - 64	1,862	13.8%	1,927	14.4%	1,973	14.6%
65 - 74	1,294	9.6%	1,385	10.4%	1,624	12.0%
75 - 84	752	5.6%	746	5.6%	842	6.2%
85+	224	1.7%	249	1.9%	287	2.1%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,843	87.6%	11,083	83.0%	10,035	74.5%
Black Alone	689	5.1%	1,164	8.7%	2,057	15.3%
American Indian Alone	79	0.6%	76	0.6%	75	0.6%
Asian Alone	136	1.0%	164	1.2%	212	1.6%
Pacific Islander Alone	3	0.0%	3	0.0%	3	0.0%
Some Other Race Alone	500	3.7%	600	4.5%	807	6.0%
Two or More Races	265	2.0%	269	2.0%	287	2.1%
Hispanic Origin (Any Race)	754	5.6%	906	6.8%	1,211	9.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

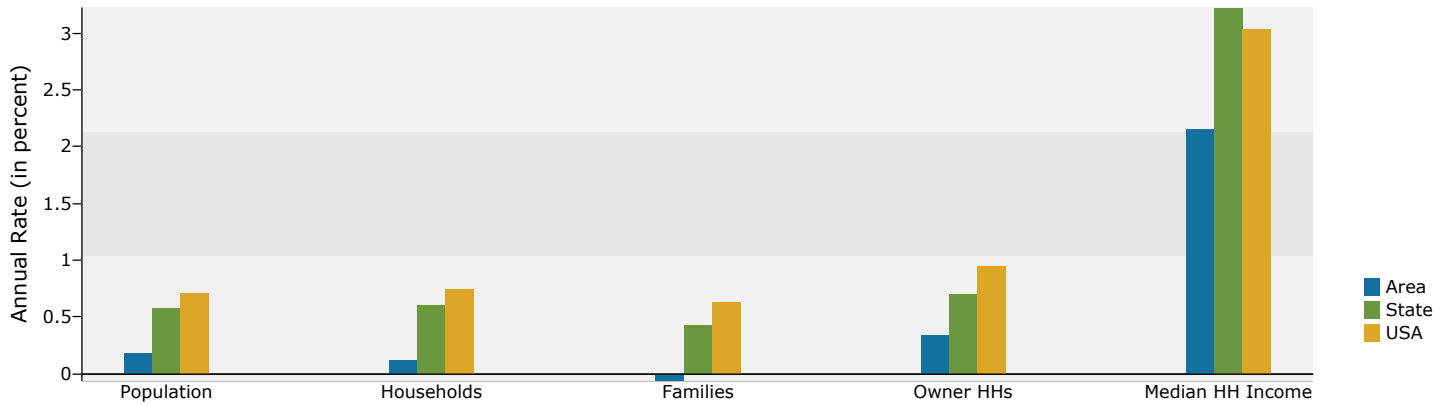


Demographic and Income Profile

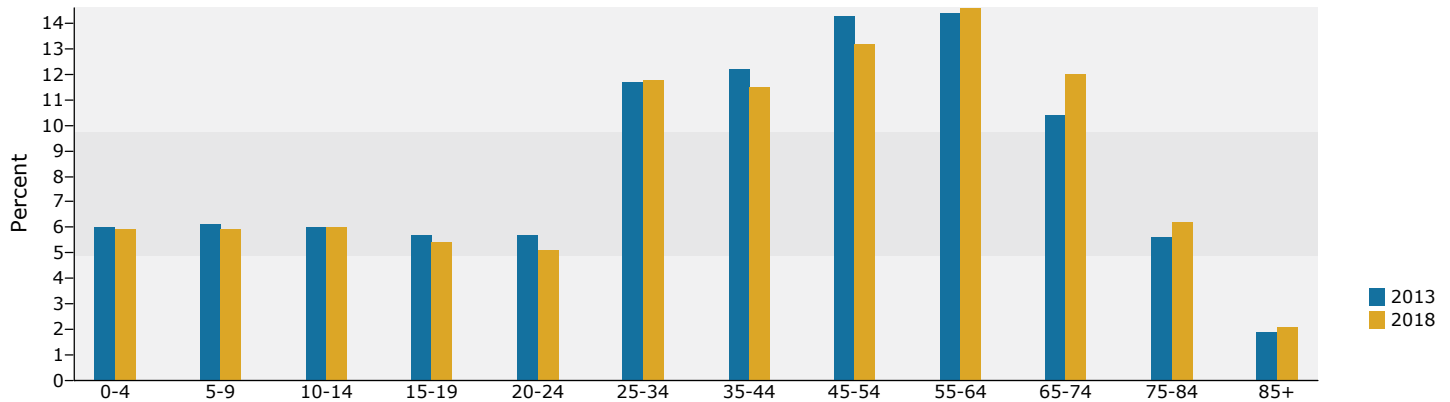
guntersville
Ring: 5 mile radius

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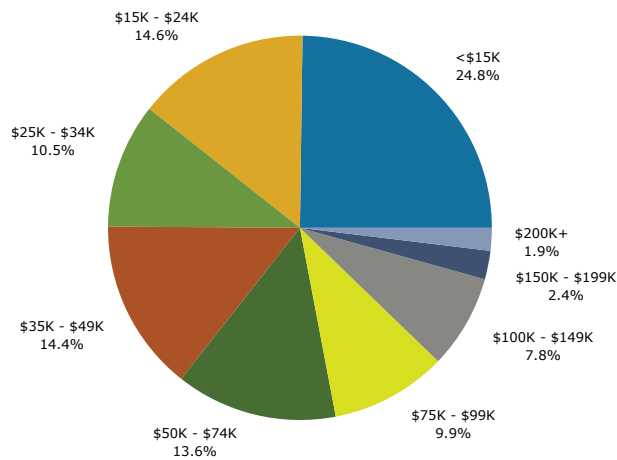
Trends 2013-2018



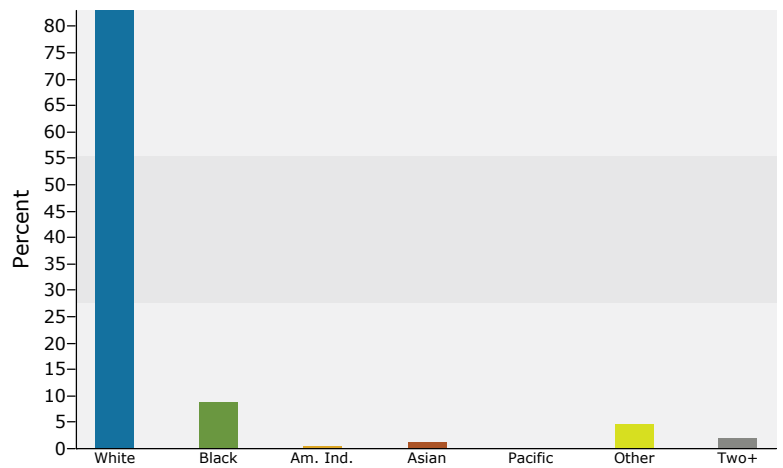
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 6.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

Summary	Census 2010	2013	2018
Population	24,662	24,797	25,460
Households	9,815	9,842	10,067
Families	6,767	6,739	6,836
Average Household Size	2.46	2.47	2.48
Owner Occupied Housing Units	6,792	6,759	6,964
Renter Occupied Housing Units	3,023	3,083	3,104
Median Age	40.1	40.7	41.3
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.53%	0.57%	0.71%
Households	0.45%	0.61%	0.74%
Families	0.29%	0.43%	0.63%
Owner HHs	0.60%	0.70%	0.94%
Median Household Income	2.41%	3.22%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	2,281	23.2%	2,175	21.6%
\$15,000 - \$24,999	1,301	13.2%	1,153	11.5%
\$25,000 - \$34,999	1,155	11.7%	1,043	10.4%
\$35,000 - \$49,999	1,446	14.7%	1,385	13.8%
\$50,000 - \$74,999	1,566	15.9%	1,798	17.9%
\$75,000 - \$99,999	1,043	10.6%	1,315	13.1%
\$100,000 - \$149,999	683	6.9%	734	7.3%
\$150,000 - \$199,999	197	2.0%	243	2.4%
\$200,000+	170	1.7%	222	2.2%
Median Household Income	\$36,403		\$41,009	
Average Household Income	\$50,098		\$55,753	
Per Capita Income	\$19,884		\$22,016	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,627	6.6%	1,596	6.4%	1,620	6.4%
5 - 9	1,612	6.5%	1,626	6.6%	1,634	6.4%
10 - 14	1,559	6.3%	1,571	6.3%	1,659	6.5%
15 - 19	1,604	6.5%	1,432	5.8%	1,448	5.7%
20 - 24	1,423	5.8%	1,439	5.8%	1,274	5.0%
25 - 34	2,910	11.8%	3,064	12.4%	3,096	12.2%
35 - 44	3,182	12.9%	3,074	12.4%	3,093	12.1%
45 - 54	3,611	14.6%	3,461	14.0%	3,305	13.0%
55 - 64	3,187	12.9%	3,391	13.7%	3,558	14.0%
65 - 74	2,233	9.1%	2,398	9.7%	2,830	11.1%
75 - 84	1,280	5.2%	1,286	5.2%	1,437	5.6%
85+	433	1.8%	460	1.9%	506	2.0%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	21,490	87.1%	20,585	83.0%	19,155	75.2%
Black Alone	823	3.3%	1,457	5.9%	2,751	10.8%
American Indian Alone	161	0.7%	158	0.6%	157	0.6%
Asian Alone	183	0.7%	223	0.9%	297	1.2%
Pacific Islander Alone	9	0.0%	11	0.0%	13	0.1%
Some Other Race Alone	1,516	6.1%	1,855	7.5%	2,520	9.9%
Two or More Races	478	1.9%	509	2.1%	566	2.2%
Hispanic Origin (Any Race)	2,276	9.2%	2,786	11.2%	3,764	14.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

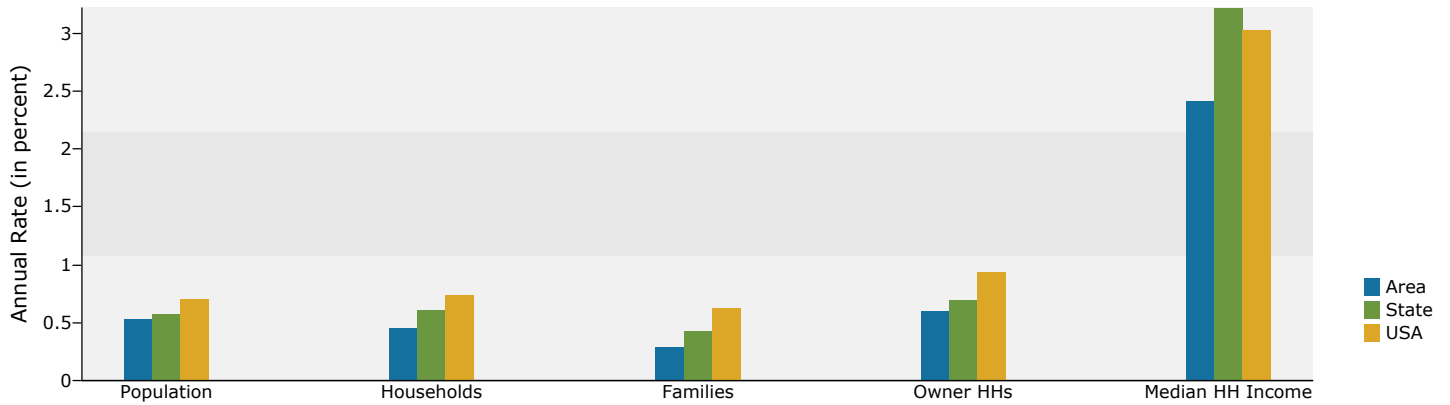


Demographic and Income Profile

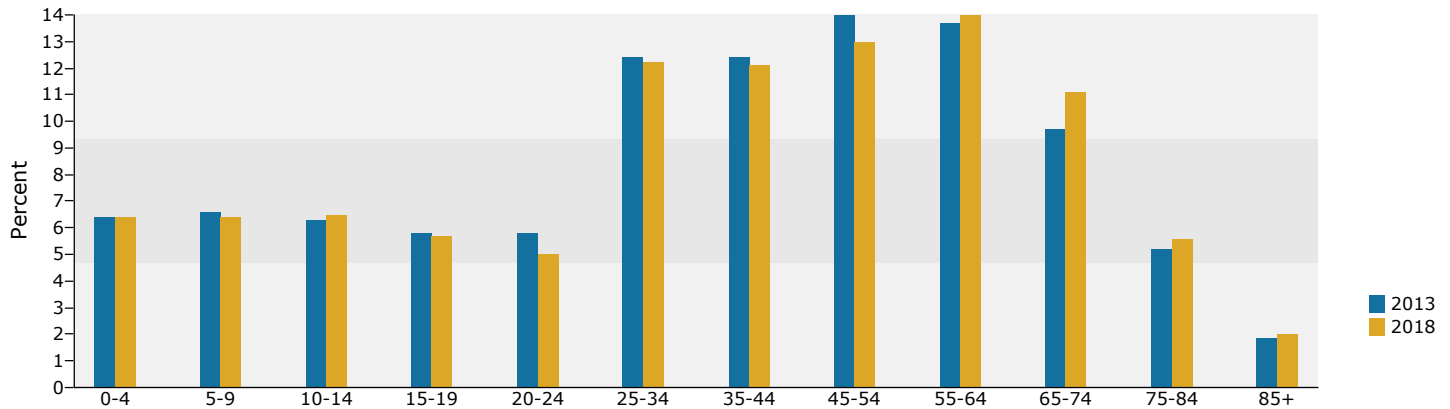
guntersville
Ring: 7 mile radius

Prepared by Sara Ward
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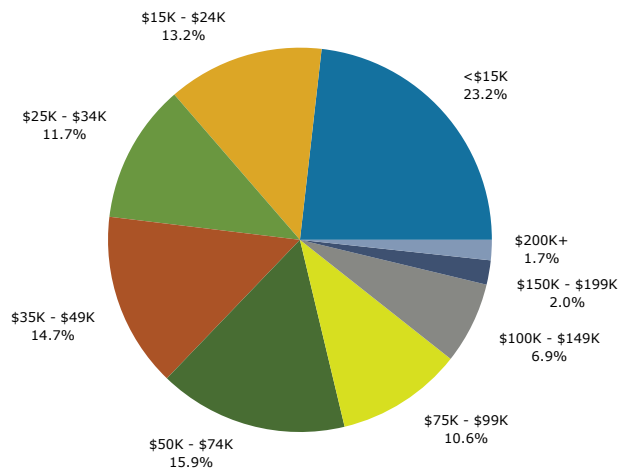
Trends 2013-2018



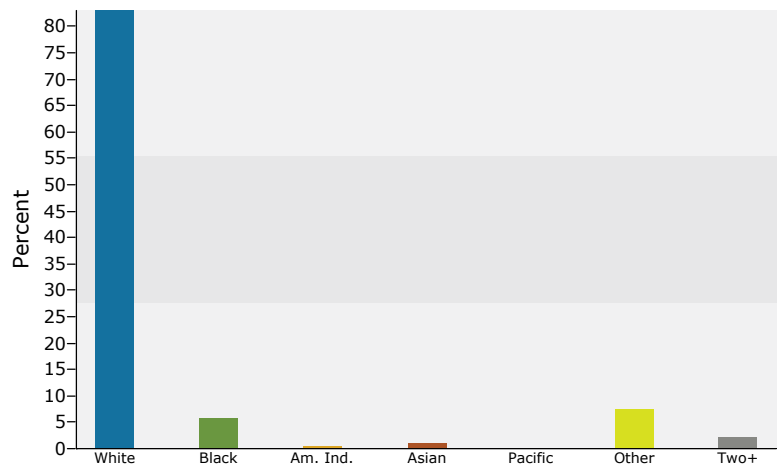
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 11.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

June 02, 2014