

SALE / LEASE

7527 BAILEY COVE ROAD

7527 Bailey Cove Road Southeast Huntsville, AL 35802



PROPERTY DESCRIPTION

Discover an exceptional investment opportunity at 7527 Bailey Cove Road Southeast, Huntsville, AL, 35802. With a C-1 zoning designation, this approximately 19,000 square foot property is strategically located adjacent to a thriving convenience store. Situated near the crossroads of Cecil Ashburn Dr. and Four Mile Post Rd., it offers great visibility and accessibility. With its strategic location and zoning, this property presents many possibilities for commercial development.

PROPERTY HIGHLIGHTS

- Development site adjacent to successful convenience store
- Approximately 19,000 square feet
- City of Huntsville, Alabama "Neighborhood Business C – 1 District."
- Owner prefers to ground lease, but it may consider a sale.

OFFERING SUMMARY

Sale Price:	\$675,000
Lease Rate:	\$67,000.00 SF/yr (Ground)
Available SF:	0.44 Acres
Lot Size:	0.44 Acres
Zoning:	C-1

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	571	1,945	3,919
Total Population	1,143	3,924	7,991
Average HH Income	\$120,620	\$120,771	\$117,365

D. Scott McLain, JD, CCIM, CRE, CIPS
256 533 3414 x142

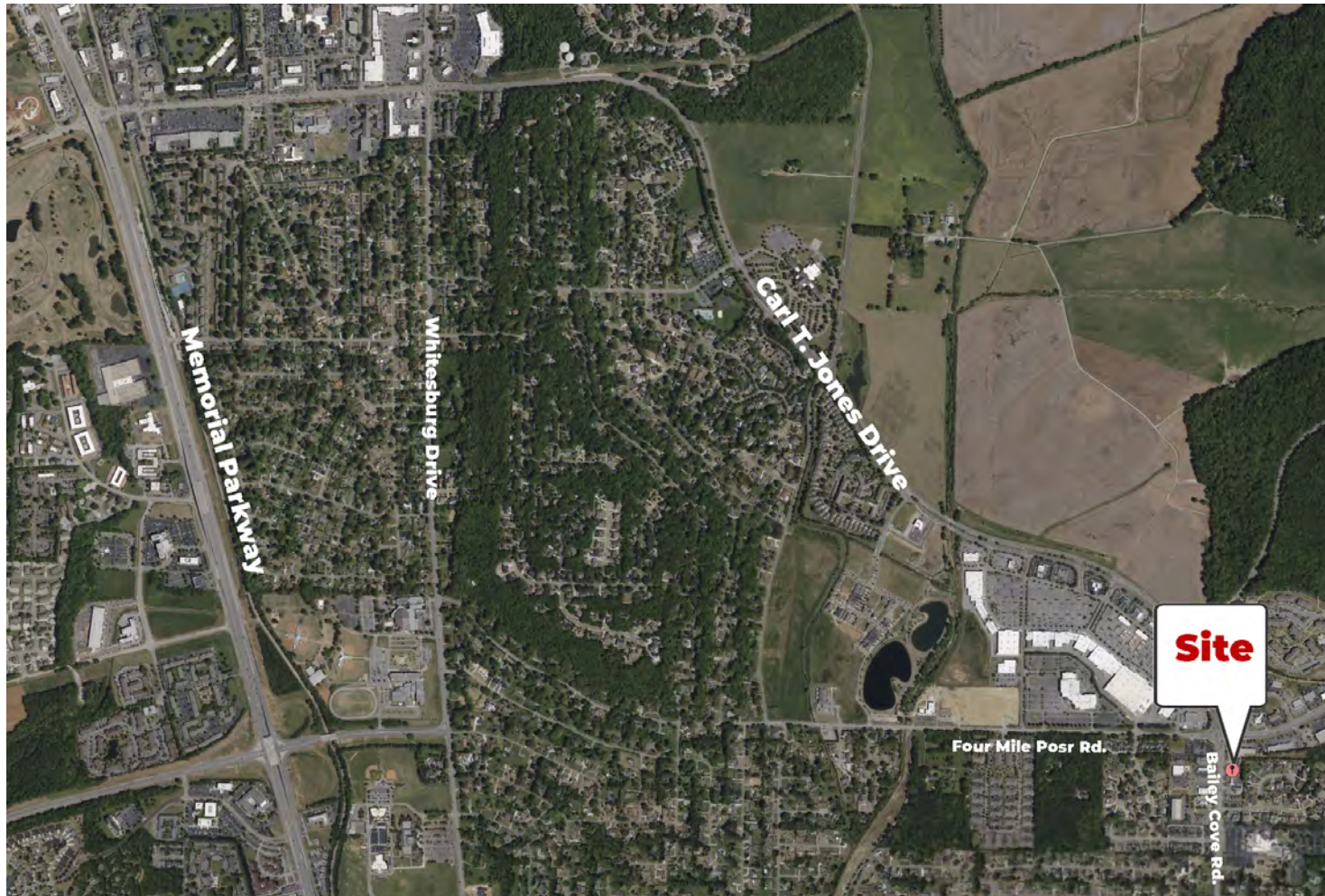


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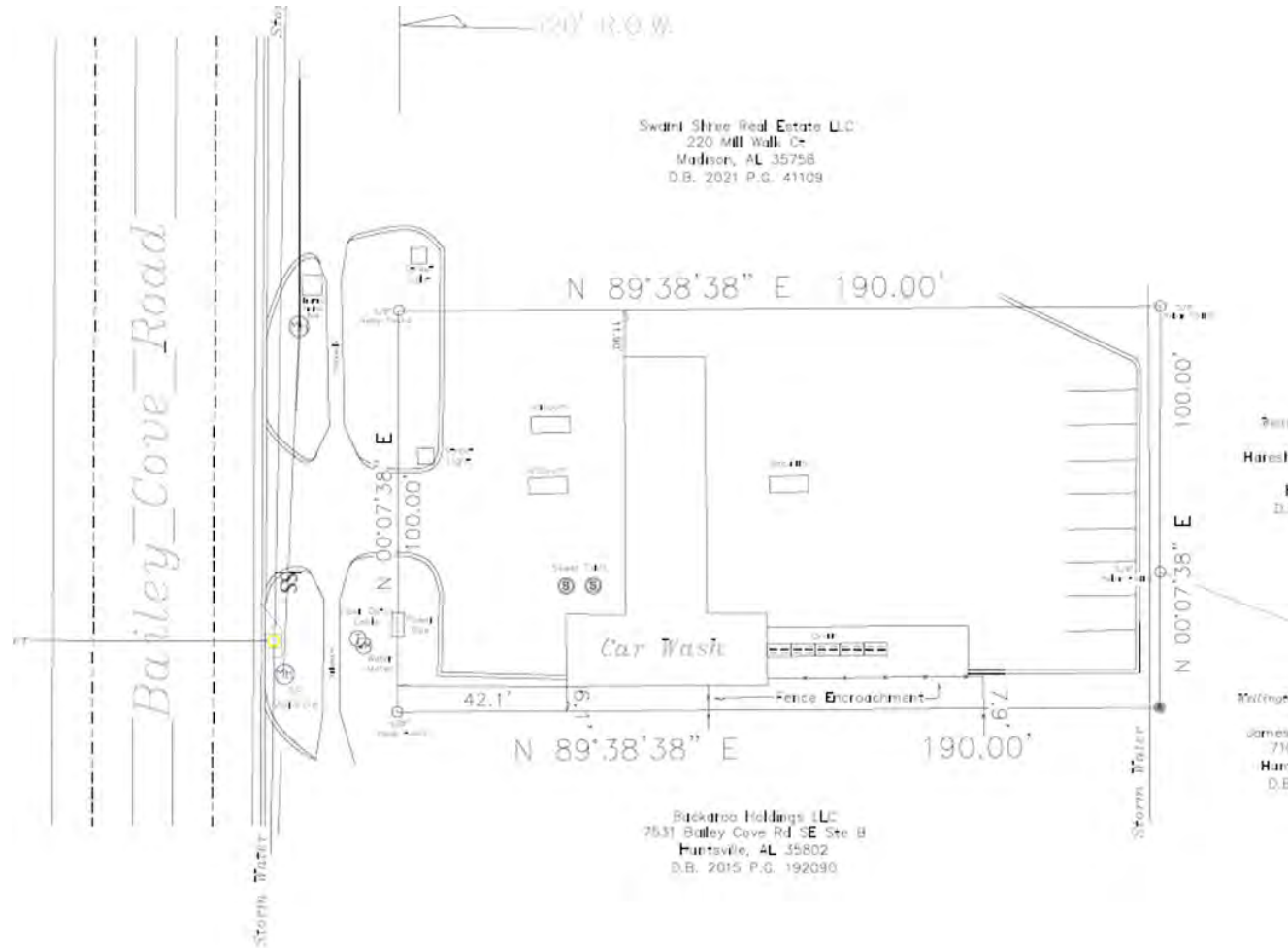


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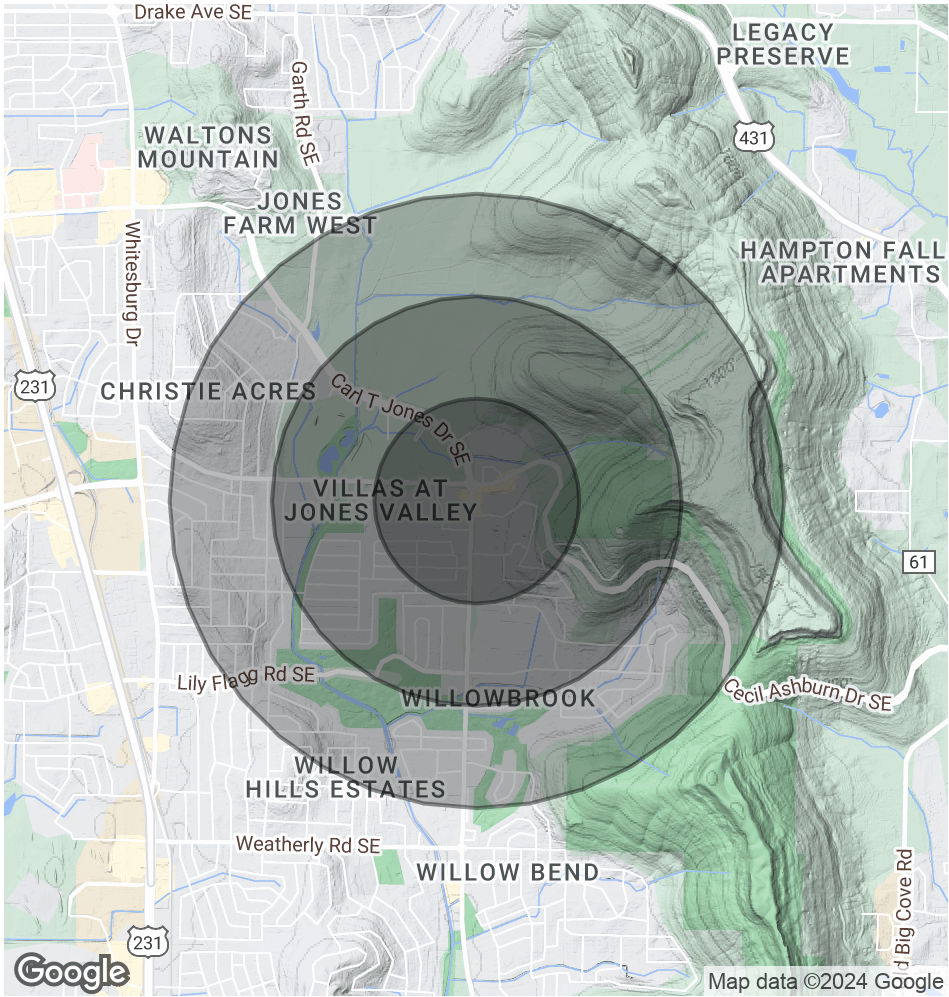
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,143	3,924	7,991
Average Age	51.3	51.6	51.7
Average Age (Male)	48.4	48.4	49.4
Average Age (Female)	53.3	54	53.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	571	1,945	3,919
# of Persons per HH	2	2	2
Average HH Income	\$120,620	\$120,771	\$117,365
Average House Value	\$271,404	\$281,368	\$288,320

2020 American Community Survey (ACS)



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