

301 East 13th Street

Anniston, AL 36207



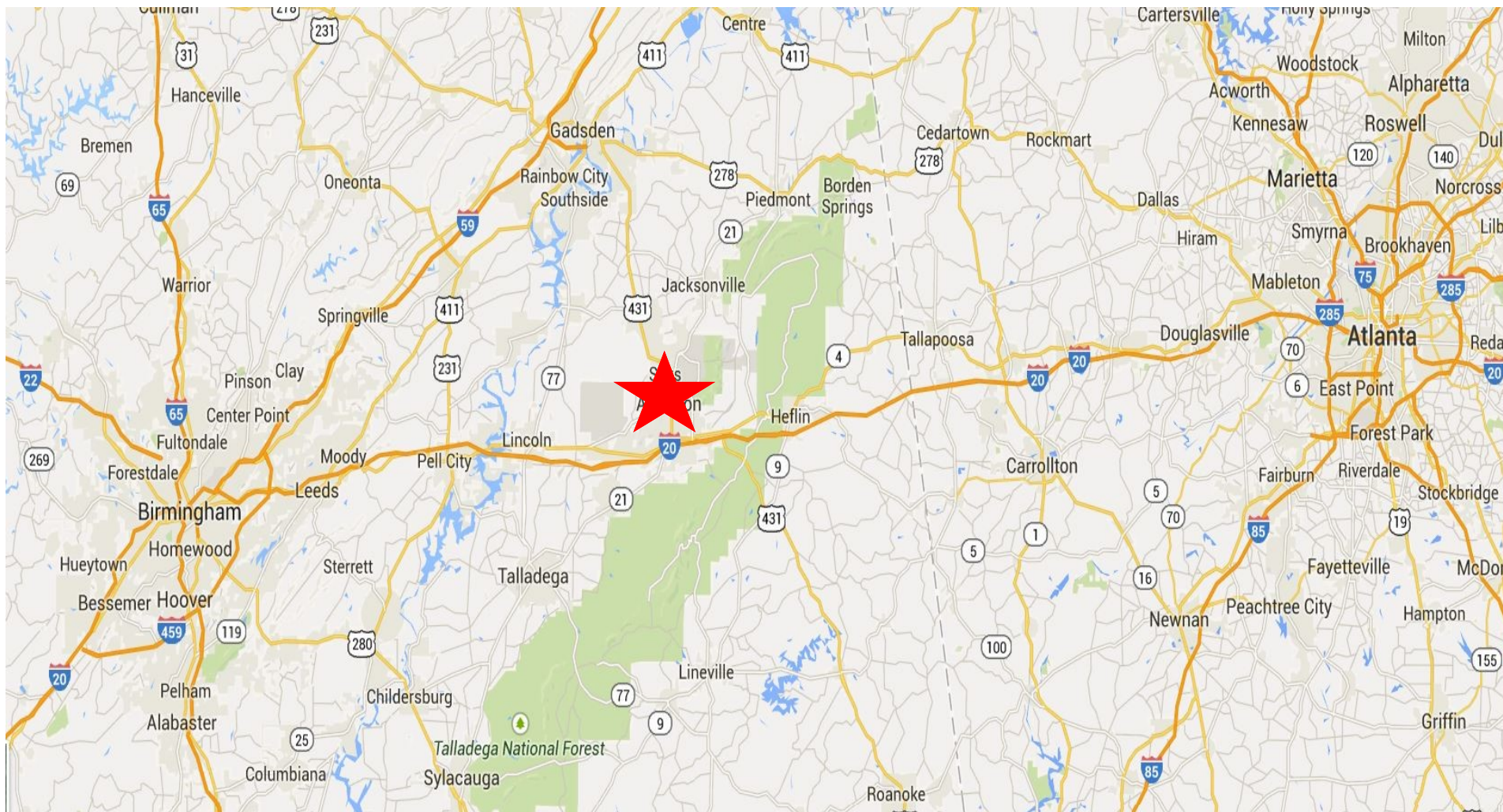
FOR SALE : \$395,000 (\$40/ sf)

FOR LEASE: Call for competitive pricing

12,100 sf +/- Class B Office Building Located Near 2 Major Hospitals and Numerous Professional Offices

Conveniently Located on the I-20 Corridor Between Atlanta, GA and Birmingham, AL, Anniston, AL is home to two major hospitals, numerous professional offices, doctors, and attorneys. Visible from and only 1 block East of Quintard Ave / Hwy 21 which boasts over 40,000 vehicles per day traffic counts. This building is constructed on a concrete pad, has brick exterior and a very open floorplan permitting a variety of office configurations to meet tenant/owner needs. Has been well maintained for many years by previous government owner-user. Additional features include 6 offices, very large open office space, 2 large conference rooms, kitchen/break room, 5 restrooms, large lobby, and 2 mechanical rooms. High quality commercial carpet, 9 foot dropped ceilings, security system with video, and technology infrastructure in place ready for the next tenant/user. Site features handicap accessibility with 51 parking spots. Call Alex @ 256-225-5330 or email alexdavenport@att.net for more information.





Aerial View

Professional Office Building

Facing North

**NORTHWEST
REALTY**

LUCKEY & ASSOCIATES



Alex Davenport, Assoc. Broker, CCIM

alex.davenport@att.net

256 - 225 - 5330

www.northwestrealty.net

1019 Tallapoosa Street, Bremen, GA, 30110

Aerial View

Professional Office Building

Facing East

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Aerial View

Professional Office Building

Facing West

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Leighton A



Alex Davenport, Assoc. Broker, CCIM

alex.davenport@att.net

256 - 225 - 5330

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1019 Tallapoosa Street, Bremen, GA, 30110

Aerial View

Professional Office Building

Facing South

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256 - 225 - 5330

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1019 Tallapoosa Street, Bremen, GA, 30110

Bigger Picture Facing West

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Traffic Count Map

**NORTHWEST
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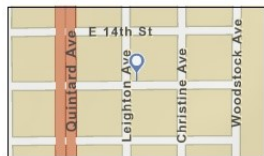
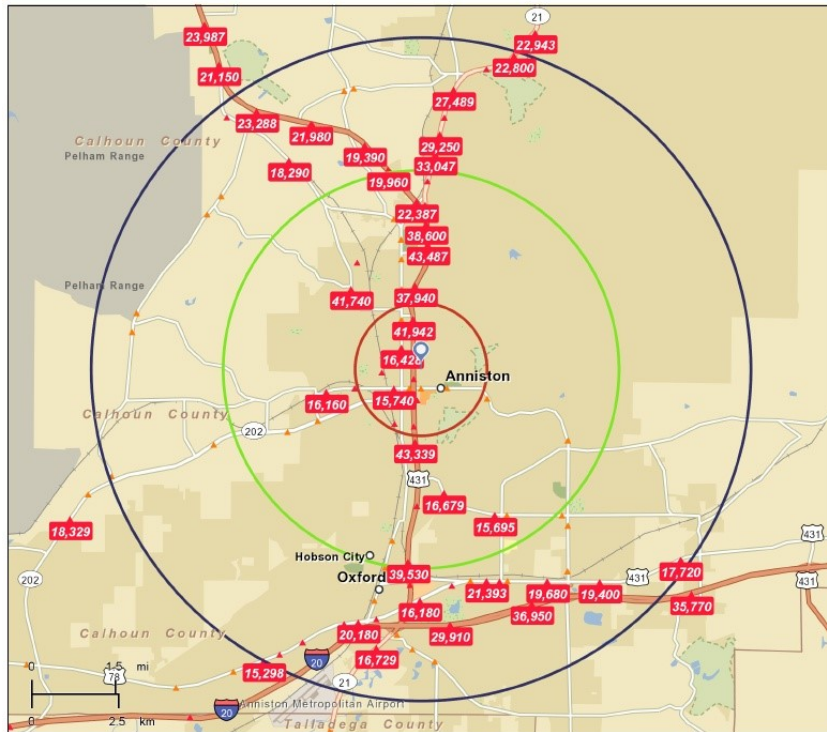
Professional Office Building



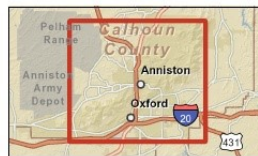
Traffic Count Map

POB
301 E 13th St, Anniston, Alabama, 36207
Ring: 1, 3, 5 Miles

Prepared by Alex Davenport, CCIM, 256-
Latitude: 33.66119
Longitude: -85.82468



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: ©2012 Market Planning Solutions, Inc.

April 08, 2015

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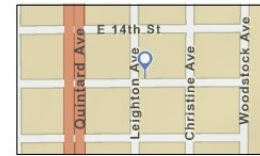
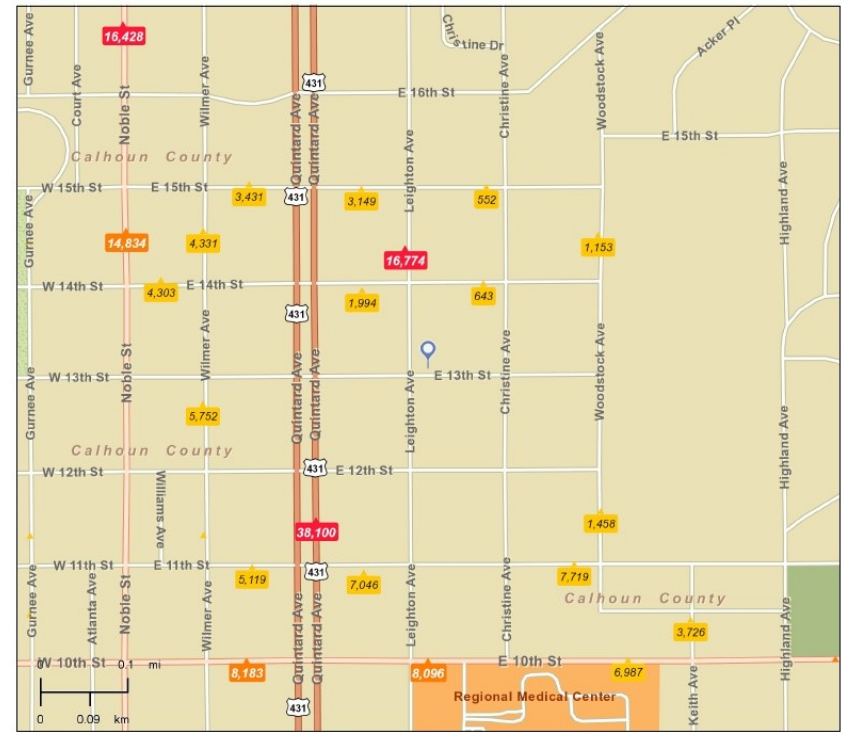
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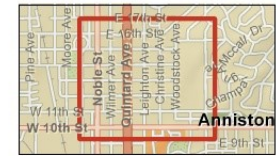
Traffic Count Map - Close Up

POB
301 E 13th St, Anniston, Alabama, 36207
Ring: 1, 3, 5 Miles

Prepared by Alex Davenport, CCIM, 256-
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Demographics and Income Report

1 Mile Radius



Professional Office Building



Demographic and Income Profile

POB Alex Davenport, CCIM, 2562255330
 301 E 13th St, Anniston, Alabama, 36207 Latitude: 33.66119
 Ring: 1 mile radius Longitude: -85.82468

Summary	Census 2010	2014	2019
Population	7,081	6,855	6,697
Households	2,944	2,837	2,757
Families	1,610	1,539	1,488
Average Household Size	2.27	2.28	2.29
Owner Occupied Housing Units	1,529	1,434	1,394
Renter Occupied Housing Units	1,415	1,403	1,363
Median Age	40.0	39.9	40.1
Trends: 2014 - 2019 Annual Rate	Area	State	National
Population	-0.47%	0.53%	0.73%
Households	-0.57%	0.56%	0.75%
Families	-0.67%	0.50%	0.66%
Owner HHs	-0.56%	0.56%	0.69%
Median Household Income	2.98%	2.79%	2.74%
Households by Income	2014	2019	
	Number	Percent	Number
<\$15,000	883	31.1%	820
\$15,000 - \$24,999	430	15.2%	321
\$25,000 - \$34,999	365	12.9%	329
\$35,000 - \$49,999	403	14.2%	427
\$50,000 - \$74,999	364	12.8%	384
\$75,000 - \$99,999	164	5.8%	196
\$100,000 - \$149,999	143	5.0%	163
\$150,000 - \$199,999	49	1.7%	66
\$200,000+	36	1.3%	51
Median Household Income	\$27,304		\$31,621
Average Household Income	\$40,058		\$46,141
Per Capita Income	\$17,330		\$19,608
Population by Age	Census 2010	2014	2019
	Number	Percent	Number
0 - 4	482	6.8%	445
5 - 9	417	5.9%	438
10 - 14	382	5.4%	382
15 - 19	405	5.7%	353
20 - 24	487	6.9%	441
25 - 34	963	13.6%	974
35 - 44	812	11.5%	798
45 - 54	1,069	15.1%	899
55 - 64	890	12.6%	956
65 - 74	529	7.5%	598
75 - 84	449	6.3%	371
85+	199	2.8%	200
Race and Ethnicity	Census 2010	2014	2019
	Number	Percent	Number
White Alone	2,728	38.5%	2,563
Black Alone	4,136	58.4%	4,061
American Indian Alone	21	0.3%	20
Asian Alone	17	0.2%	18
Pacific Islander Alone	2	0.0%	2
Some Other Race Alone	71	1.0%	82
Two or More Races	106	1.5%	109
Hispanic Origin (Any Race)	169	2.4%	191

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

April 08, 2015

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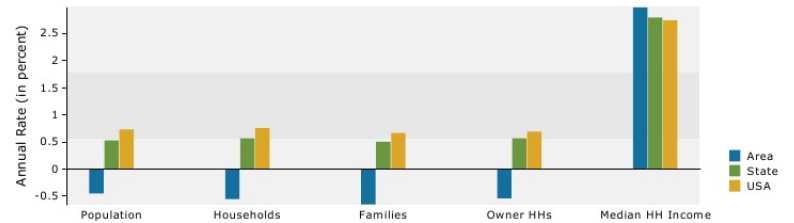
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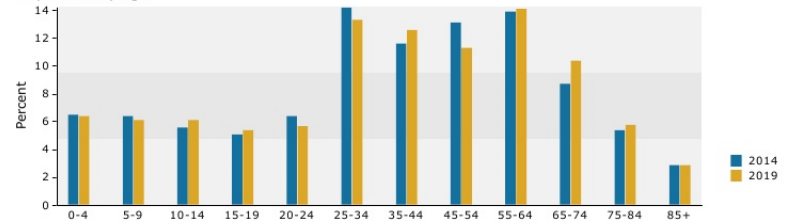
Demographic and Income Profile

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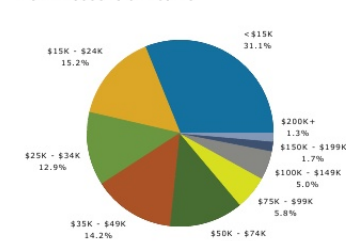
Trends 2014-2019



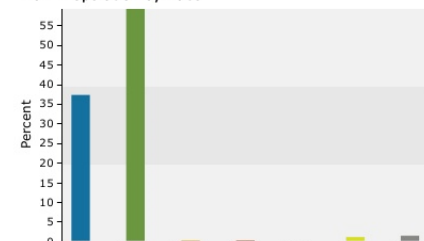
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 2.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

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Demographics and Income Report

3 Mile Radius



Professional Office Building



Demographic and Income Profile

POB
301 E 13th St, Anniston, Alabama, 36207
Ring: 3 mile radius

Alex Davenport, CCIM, 2562255330
Latitude: 33.66119
Longitude: -85.82468

Summary	Census 2010		2014		2019	
Population	24,344		23,481		22,873	
Households	10,317		9,954		9,676	
Families	6,036		5,782		5,593	
Average Household Size	2.26		2.26		2.26	
Owner Occupied Housing Units	5,798		5,442		5,263	
Renter Occupied Housing Units	4,519		4,512		4,413	
Median Age	39.8		40.2		40.9	
Trends: 2014 - 2019 Annual Rate	Area		State		National	
Population	-0.52%		0.53%		0.73%	
Households	-0.56%		0.56%		0.75%	
Families	-0.66%		0.50%		0.66%	
Owner HHs	-0.67%		0.56%		0.69%	
Median Household Income	3.05%		2.79%		2.74%	
Households by Income						
	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000			2,779	27.9%	2,587	26.7%
\$15,000 - \$24,999			1,614	16.2%	1,207	12.5%
\$25,000 - \$34,999			1,315	13.2%	1,199	12.4%
\$35,000 - \$49,999			1,369	13.8%	1,458	15.1%
\$50,000 - \$74,999			1,410	14.2%	1,479	15.3%
\$75,000 - \$99,999			598	6.0%	710	7.3%
\$100,000 - \$149,999			525	5.3%	584	6.0%
\$150,000 - \$199,999			205	2.1%	267	2.8%
\$200,000+			138	1.4%	186	1.9%
Median Household Income			\$28,706		\$33,363	
Average Household Income			\$42,549		\$48,589	
Per Capita Income			\$18,315		\$20,670	
Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,655	6.8%	1,523	6.5%	1,471	6.4%
5 - 9	1,500	6.2%	1,517	6.5%	1,403	6.1%
10 - 14	1,397	5.7%	1,377	5.9%	1,402	6.1%
15 - 19	1,436	5.9%	1,258	5.4%	1,283	5.6%
20 - 24	1,611	6.6%	1,428	6.1%	1,265	5.5%
25 - 34	3,227	13.3%	3,204	13.6%	2,860	12.5%
35 - 44	2,770	11.4%	2,729	11.6%	2,796	12.2%
45 - 54	3,488	14.3%	2,974	12.7%	2,625	11.5%
55 - 64	3,155	13.0%	3,304	14.1%	3,203	14.0%
65 - 74	1,945	8.0%	2,164	9.2%	2,563	11.2%
75 - 84	1,516	6.2%	1,349	5.7%	1,360	5.9%
85+	643	2.6%	653	2.8%	643	2.8%
Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,612	47.7%	10,960	46.7%	10,354	45.3%
Black Alone	11,697	48.0%	11,390	48.5%	11,240	49.1%
American Indian Alone	91	0.4%	84	0.4%	84	0.4%
Asian Alone	159	0.7%	180	0.8%	205	0.9%
Pacific Islander Alone	9	0.0%	9	0.0%	9	0.0%
Some Other Race Alone	390	1.6%	457	1.9%	541	2.4%
Two or More Races	387	1.6%	401	1.7%	440	1.9%
Hispanic Origin (Any Race)	781	3.2%	898	3.8%	1,061	4.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

April 08, 2015

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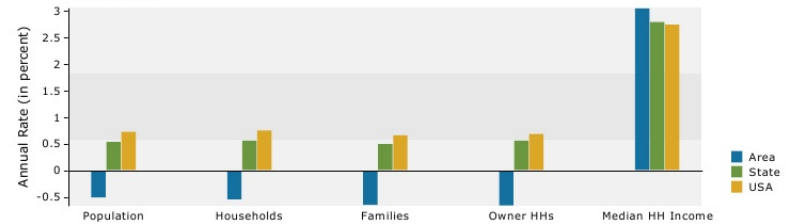


Demographic and Income Profile

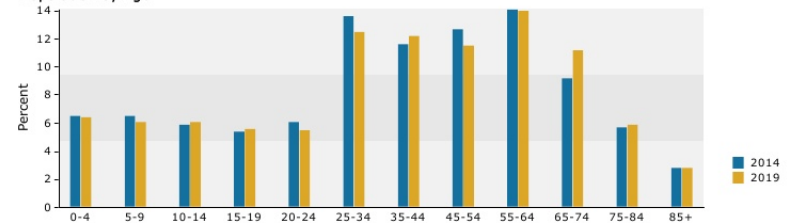
POB
301 E 13th St, Anniston, Alabama, 36207
Ring: 3 mile radius

Alex Davenport, CCIM, 2562255330
Latitude: 33.66119
Longitude: -85.82468

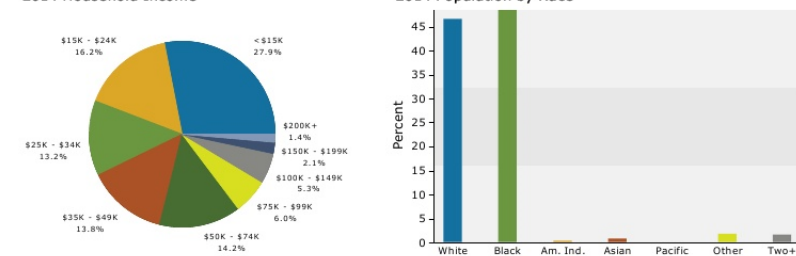
Trends 2014-2019



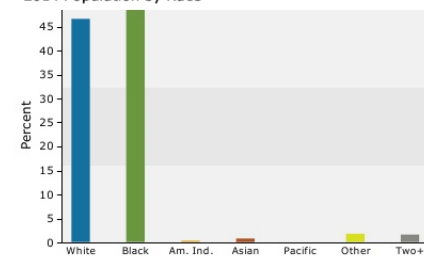
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 3.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

April 08, 2015

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Demographics and Income Report

5 Mile Radius



Professional Office Building



Demographic and Income Profile

POB Alex Davenport, CCIM, 2562255330
 301 E 13th St, Anniston, Alabama, 36207 Latitude: 33.66119
 Ring: 5 mile radius Longitude: -85.82468

Summary	Census 2010		2014		2019	
Population	47,418		46,561		45,832	
Households	19,634		19,281		18,939	
Families	12,378		12,101		11,844	
Average Household Size	2.35		2.35		2.36	
Owner Occupied Housing Units	12,151		11,689		11,456	
Renter Occupied Housing Units	7,483		7,592		7,484	
Median Age	39.8		40.3		41.1	
Trends: 2014 - 2019 Annual Rate	Area		State		National	
Population	-0.32%		0.53%		0.73%	
Households	-0.36%		0.56%		0.75%	
Families	-0.43%		0.50%		0.66%	
Owner HHs	-0.40%		0.56%		0.69%	
Median Household Income	2.47%		2.79%		2.74%	
Households by Income						
	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	4,283	22.2%	3,955	20.9%		
\$15,000 - \$24,999	2,936	15.2%	2,174	11.5%		
\$25,000 - \$34,999	2,294	11.9%	2,084	11.0%		
\$35,000 - \$49,999	2,847	14.8%	2,994	15.8%		
\$50,000 - \$74,999	3,286	17.0%	3,426	18.1%		
\$75,000 - \$99,999	1,523	7.9%	1,797	9.5%		
\$100,000 - \$149,999	1,360	7.1%	1,522	8.0%		
\$150,000 - \$199,999	419	2.2%	546	2.9%		
\$200,000+	334	1.7%	441	2.3%		
Median Household Income	\$35,481		\$40,090			
Average Household Income	\$49,151		\$55,734			
Per Capita Income	\$20,560		\$23,146			
Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,120	6.6%	2,926	6.3%	2,863	6.2%
5 - 9	2,937	6.2%	2,951	6.3%	2,770	6.0%
10 - 14	2,876	6.1%	2,799	6.0%	2,815	6.1%
15 - 19	2,911	6.1%	2,629	5.6%	2,611	5.7%
20 - 24	2,990	6.3%	2,781	6.0%	2,490	5.4%
25 - 34	6,226	13.1%	6,266	13.5%	5,729	12.5%
35 - 44	5,585	11.8%	5,520	11.9%	5,716	12.5%
45 - 54	6,769	14.3%	6,033	13.0%	5,437	11.9%
55 - 64	6,175	13.0%	6,464	13.9%	6,311	13.8%
65 - 74	3,949	8.3%	4,401	9.5%	5,157	11.3%
75 - 84	2,851	6.0%	2,674	5.7%	2,763	6.0%
85+	1,028	2.2%	1,117	2.4%	1,169	2.6%
Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	28,618	60.4%	27,582	59.2%	26,438	57.7%
Black Alone	16,332	34.4%	16,217	34.8%	16,227	35.4%
American Indian Alone	179	0.4%	170	0.4%	170	0.4%
Asian Alone	389	0.8%	448	1.0%	515	1.1%
Pacific Islander Alone	20	0.0%	20	0.0%	20	0.0%
Some Other Race Alone	1,091	2.3%	1,284	2.8%	1,526	3.3%
Two or More Races	789	1.7%	841	1.8%	937	2.0%
Hispanic Origin (Any Race)	2,048	4.3%	2,382	5.1%	2,832	6.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

April 08, 2015

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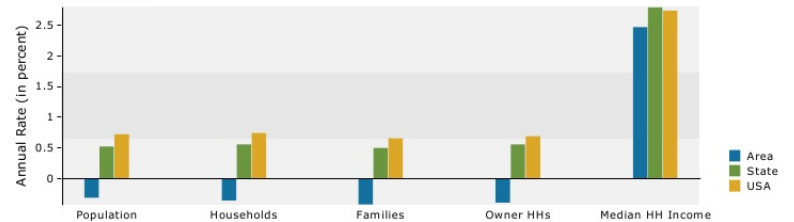
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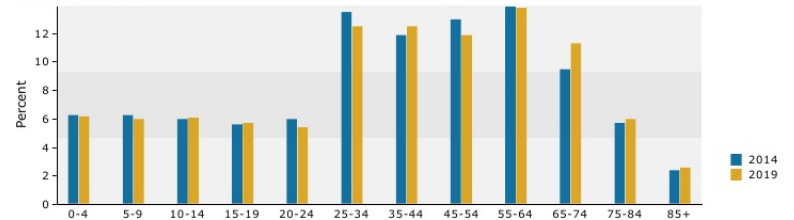
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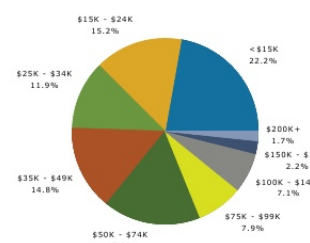
Trends 2014-2019



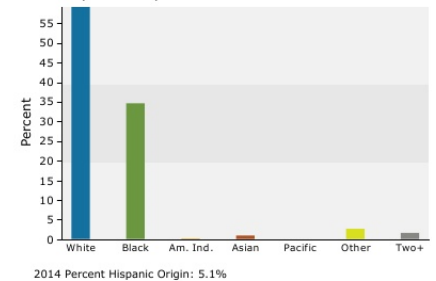
Population by Age



2014 Household Income



2014 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

April 08, 2015

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Interior Photos

**NORTHWEST
REALTY**

LUCKEY & ASSOCIATES

Professional Office Building



Kitchen / Break Room



Open Floor Plan



Lobby



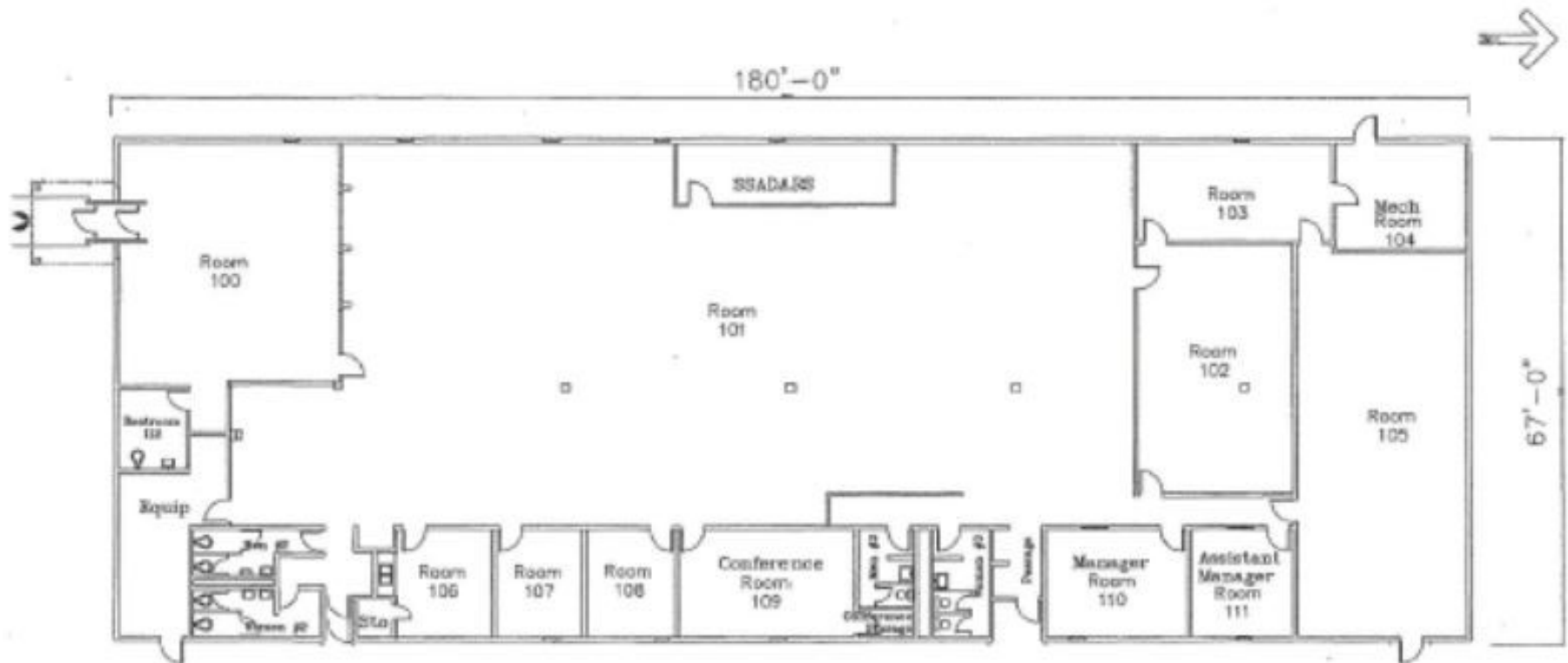
Bathroom : Typical



Conference Room

**NORTHWEST
REALTY**

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BUILDING FLOOR PLAN Scale 1/16" = 1'-0"