



CRAWFORD SQUARE
REAL ESTATE ADVISORS



FORMER MCDONALD'S FOR SALE

3520 Avenue E • Ensley, AL 35218

VP | RETAIL SERVICES
ERIK SCHATZ +1(205) 253-4924
erik@crawfordsq.com

ASSOCIATE | RETAIL SERVICES
PATRICK SULLIVAN +1(205) 382-0681
psullivan@crawfordsq.com

PROPERTY HIGHLIGHTS

- Asking Price: \$499,000.00
- The existing building is 4,710 square feet
- 1.09 acres
- 2 parcels
- Southern most parcel is 0.46 acres
- Northern most parcel is 0.63 acres
- Dimensions of the total parcel are 150' deep x 316' wide
- Full access via signalized intersection and rear drive on Avenue Eastcut with turn lane
- Traffic count of 5,452 VPD on Avenue E

POPULATION

| | |
|---------|---------|
| 3 mile | 46,177 |
| 5 mile | 106,212 |
| 10 mile | 351,546 |

DAYTIME POPULATION

| | |
|---------|---------|
| 3 mile | 39,421 |
| 5 mile | 96,280 |
| 10 mile | 444,959 |

DEMOGRAPHICS



HOUSEHOLDS

| | |
|---------|---------|
| 3 mile | 19,641 |
| 5 mile | 45,343 |
| 10 mile | 147,994 |

AVG HH INCOME (\$)

| | |
|---------|---------|
| 3 mile | 65,983 |
| 5 mile | 66,844 |
| 10 mile | 106,881 |

MED HH INCOME (\$)

| | |
|---------|--------|
| 3 mile | 42,827 |
| 5 mile | 43,592 |
| 10 mile | 60,390 |



Performance Minerals Corporation

Fire Rock Products

Hanna Truck Line

Southwood Forest Products

Merchants Metals

Fairfield Seafood Restaurant



Fairfield High Preparatory School
Grades 9-12

US Steel Fairfield Works
Employee Services

SITE

75,366 VPD

5,432 VPD

6,948 VPD



Ave C Alley

Avenue D

Ave

34th St Ensley

Ave E Alley

Ave D Alley

35th Street Ensley

Avenue E

35th Street Ensley

Ave E Alley

Avenue F

36th St

Ave D Alley

5,452 VPD

Thomas Tire Shop

35th Street Ensley

36th St

E Alley

Avenue F

Alley S