



CRAWFORD SQUARE
REAL ESTATE ADVISORS



FORMER MCDONALD'S FOR SALE

3520 Avenue E · Ensley, AL 35218

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PROPERTY HIGHLIGHTS

- Asking Price: \$499,000.00
- 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
- The existing building is 4,710 square feet
- 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

5,432 VPD

6,948 VPD

75,366 VPD



Ave C Alley

Avenue D

Ave D Alley

35th Street Ensley

Avenue E

34th St Ensley

Ave E Alley

35th Street Ensley

Ave E Alley

Avenue F

35th Street Ensley

36th St

Ave D Alley

5,452 VPD

Thomas Tire Shop

36th St

Avenue F

Alley S