



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: \$350,000.00
- 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

US Steel Fairfield Works Employee Services

Fairfield High Preparatory School  
Grades 9-12

**SITE**

FAMILY DOLLAR



5,432 VPD

6,948 VPD

75,366 VPD



Ave C Alley

Avenue D

Ave

34th St Ensley

Ave E Alley

Ave D Alley

35th Street Ensley

Avenue E

C Alley

35th Street Ensley

5,452 VPD

36th St

Ave D Alley

Ave E Alley

Avenue F

Thomas Tire Shop

35th Street Ensley

Ave D Alley

36th St

Avenue F

Alley S

St

E Alley