

Available

Former QSR | 1,962 SF

1502 W Magnolia Ave, Geneva, AL



JLL

Clint Isom

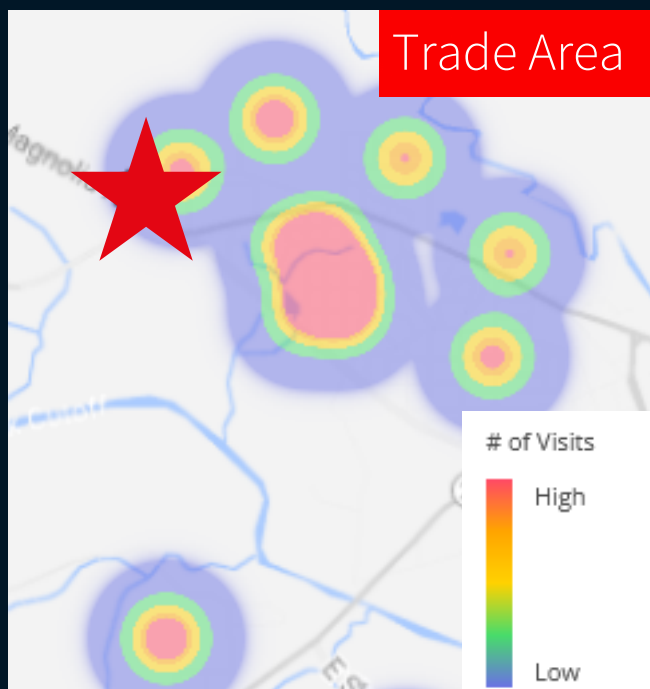
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1502 W Magnolia Ave Geneva, Alabama

This property offers a strategic retail opportunity with high visibility and versatile layout, poised to serve diverse customer segments in a stable, agriculture-based economy. Geneva's charm as a close-knit community, coupled with its annual National Peanut Festival and proximity to outdoor recreational areas, creates a unique environment for retailers to thrive while potentially benefiting from limited national chain competition and the loyalty of local patrons.



Contact Broker for Pricing Information

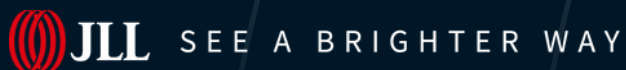
Highlights

- Vacant freestanding building with existing drive-thru
- Walmart is 700 ft from this site
- Location attracts local and pass through traffic
- Established restaurant location with good visibility

| | |
|-----------------|-----------------------------------|
| Size | 1,962 s.f. |
| Traffic | 5,640 VPD |
| Location | 4.03 mi from the AL/FL state line |
| Lot Size | 0.63 AC 127' frontage |
| Signage | Pylon sign |



| | 1 mile | 3 miles | 5 miles |
|----------------------|-----------|-----------|-----------|
| Estimated population | 1,268 | 4,056 | 6,099 |
| Average HH income | \$83,705 | \$71,745 | \$72,163 |
| Median Home Value | \$139,152 | \$117,583 | \$115,310 |



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