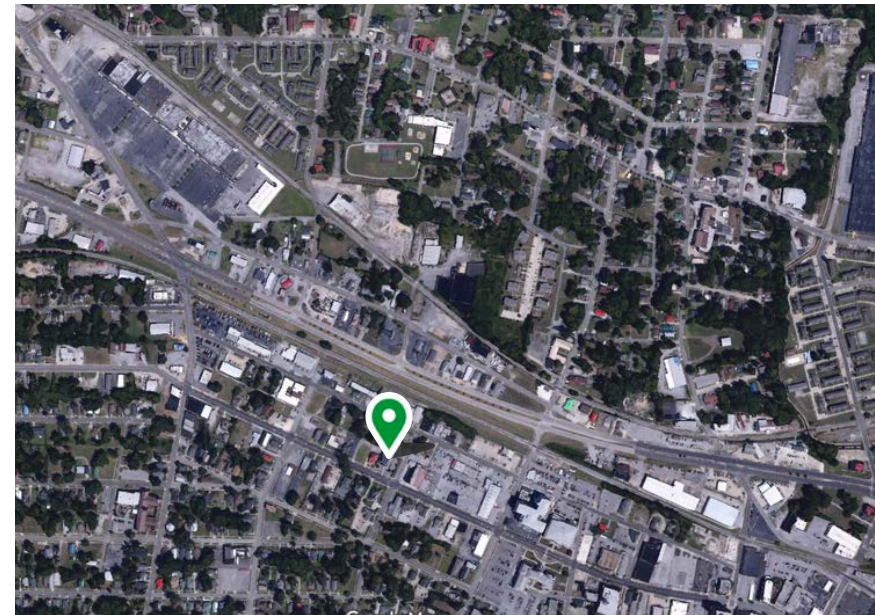




1011 FORREST AVE

1011 Forrest Ave, Gadsden, AL 35901





AVAILABILITY

BUILDING SIZE:
8,400 SF (0.6 Acres)

PRICING:
\$775,000.00

CONTACT

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PROPERTY OVERVIEW

- Rare existing drive-thru configuration – ideal for QSR, coffee, pharmacy, or service retail users
- Two-story layout with dedicated office space above – perfect for owner-user or supplemental income
- 8,400 SF building (2009 construction) – modern structure with efficient layout and minimal functional obsolescence
- Strong visibility along Forrest Avenue – positioned on a primary commercial corridor in Gadsden

TRAFFIC COUNTS

HWY 278 32,970 VPD

SURROUNDING TENANTS

JCPenney Walmart 



Executive Summary

1011 Forrest Ave, Gadsden, Alabama, 35901

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	7,737	28,982	48,044
2020 Population	6,627	26,320	45,379
2025 Population	6,771	26,152	45,007
2030 Population	6,727	25,987	44,787
2010-2020 Annual Rate	-1.54%	-0.96%	-0.57%
2020-2025 Annual Rate	0.41%	-0.12%	-0.16%
2025-2030 Annual Rate	-0.13%	-0.13%	-0.10%

Age	1 mile	3 miles	5 miles
2025 Median Age	38.4	40.0	41.4
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	31.5%	50.8%	57.9%
Black Alone	52.1%	33.9%	29.0%
American Indian Alone	1.5%	1.5%	1.1%
Asian Alone	0.7%	0.8%	1.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	8.5%	6.5%	4.8%
Two or More Races	5.6%	6.4%	5.9%
Hispanic Origin	13.1%	10.7%	8.1%
Diversity Index	70.6	69.1	63.8

Households	1 mile	3 miles	5 miles
2010 Total Households	3,094	11,911	19,912
2020 Total Households	2,728	10,993	19,070
2025 Total Households	2,716	10,964	19,105
2030 Total Households	2,714	10,969	19,148
2010-2020 Annual Rate	-1.25%	-0.80%	-0.43%
2020-2025 Annual Rate	-0.08%	-0.05%	0.03%
2025-2030 Annual Rate	-0.01%	0.01%	0.04%
2025 Average Household Size	2.32	2.31	2.30
Wealth Index	27	36	47

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary | 1011 Forrest Ave, Gadsden, Alabama, 35901 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	32.3%	17.9%	22.5%

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$31,394	\$38,741	\$44,220
2030 Median Household Income	\$33,536	\$42,940	\$51,572
2025-2030 Annual Rate	1.33%	2.08%	3.12%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$43,908	\$53,783	\$63,795
2030 Average Household Income	\$47,941	\$59,089	\$70,003

Per Capita Income	1 mile	3 miles	5 miles
2025 Per Capita Income	\$17,671	\$22,502	\$26,971
2030 Per Capita Income	\$19,398	\$24,880	\$29,803
2025-2030 Annual Rate	1.88%	2.03%	2.02%

Income Equality	1 mile	3 miles	5 miles
2025 Gini Index	47.8	46.5	47.0

Socioeconomic Status	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	33.9	37.7	40.9

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	76	130	103
2010 Total Housing Units	3,766	14,002	23,024
2010 Owner Occupied Hus (%)	45.6%	58.9%	61.0%
2010 Renter Occupied Hus (%)	54.4%	41.1%	39.0%
2010 Vacant Housing Units (%)	17.8%	14.9%	13.5%
2020 Housing Units	3,532	13,175	22,241
2020 Owner Occupied HUs (%)	43.3%	55.9%	58.2%
2020 Renter Occupied HUs (%)	56.7%	44.1%	41.8%
Vacant Housing Units	23.1%	16.5%	14.2%
2025 Housing Units	3,512	13,156	22,290
Owner Occupied Housing Units	44.0%	56.6%	59.0%
Renter Occupied Housing Units	56.0%	43.4%	41.0%
Vacant Housing Units	22.7%	16.7%	14.3%
2030 Total Housing Units	3,512	13,156	22,301
2030 Owner Occupied Housing Units	1,192	6,196	11,276
2030 Renter Occupied Housing Units	1,522	4,773	7,871
2030 Vacant Housing Units	798	2,187	3,153

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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