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# VALUE-ADD PLAZA INVESTMENT




# RETAIL / OFFICE PLAZA INVESTMENT OPPORTUNITY

**FOR SALE**
**$699,000**

501 AL HIGHWAY 69 S
HANCEVILLE, AL 35077

## INVESTMENT HIGHLIGHTS

**Land Area**
±1.5 Acres (63,357 SF)

**Property Type**
Multi-Tenant Retail / Office

**Configuration**
3-Unit Strip Plaza
(4 total units)

**Location**
AL Highway 69 S, across from Petro Stopping Center

**Visibility**
Excellent Highway Exposure

**Parking**
Ample On-Site Parking

**Occupancy**
Salon and real estate office, with two end-cap spaces available.

## PROPERTY OVERVIEW

Positioned along AL Highway 69 S across from the Petro Stopping Center, this value-add investment opportunity features a 3-unit strip plaza on approximately 1.5 acres with excellent visibility and ample parking. Currently leased to a salon and real estate office, the property offers existing income with additional upside through lease-up and repositioning of two available end-cap spaces.

## AVAILABLE SPACES

**Unit A&B** — **±1,600 SF**

Open retail space featuring a counter/bar, sinks, private office, and two restrooms. Flexible layout suitable for a café, specialty retail, or other service business.

**Unit D&E** — **±1,600 SF**

Can be leased as one 1,600 SF space or divided into two approximately 800 SF suites. Existing plumbing for restrooms provides flexibility for future retail or office tenants.

## VALUE-ADD POTENTIAL

With existing tenants in place and two end-cap spaces available, investors have the opportunity to improve occupancy, attract additional tenants, and increase the property's income potential. The combination of highway exposure, flexible layouts, and ample parking creates an opportunity to bring new vision to the property and pursue long-term appreciation through lease-up and repositioning.

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