

# Ladonia, Alabama

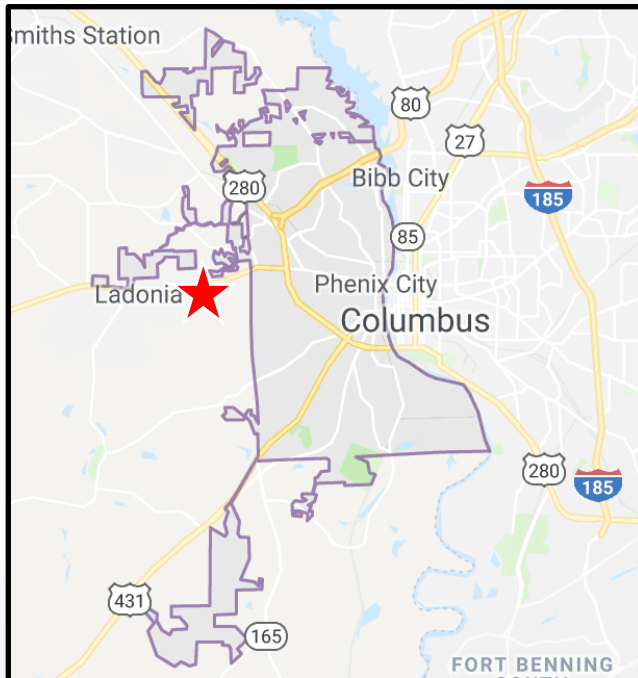
3838 Highway 80 West



INVESTMENT  
FOR SALE

## Location:

- 3,500 square foot free-standing building
- Direct access from Highway 80
- 23,090 average daily traffic on Highway 80
- Nearby retailers include Walmart Neighborhood Market, Taco Bell, Popeyes, Wendys, McDonald's, Jacks, Zaxbys, & Winn-Dixie



## Highlights:

- Stopwatch Urgent Care clinic
- Single story 20-year commercial roof
- Primary term 15 years
- Three 5-year options
- 1% increase years 2-5, 1.5% increase years 6 and up including options
- Tenant responsible for all maintenance
- Rent commenced January 2019
- NOI: \$136,102 as of February 1, 2024
- Asking Price: \$2,177,640 (6.25% cap)

*The data provided herein has been obtained from reliable sources, but accuracy is not guaranteed.*

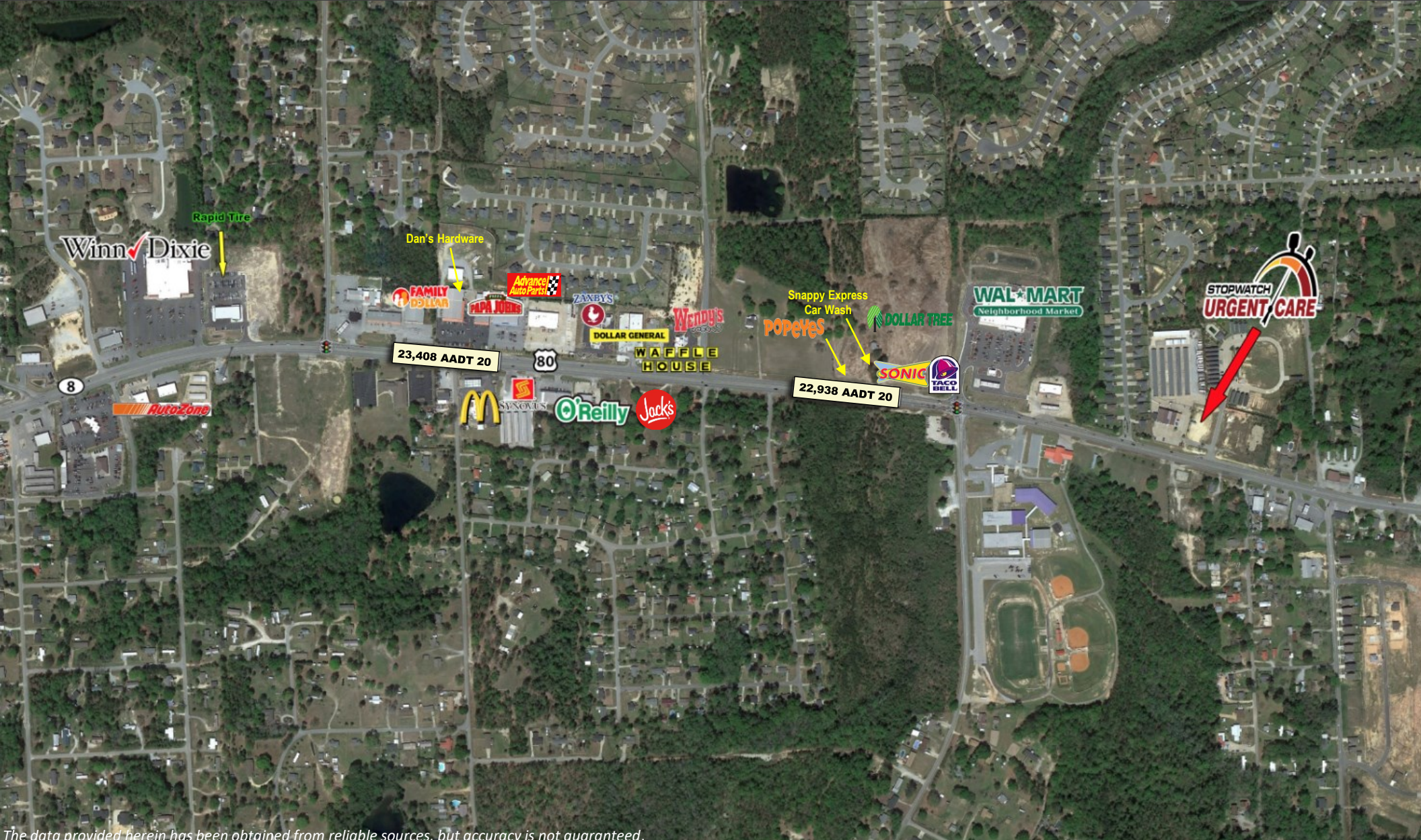


Mark Zelnik  
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**OWNER INFORMATION**  
 Zelnik Realty, Ltd  
 500 Trillium Drive  
 Galloway, Ohio 43119

**24 HOUR CONTACT**  
 Mark Zelnik  
 1-614-296-0184

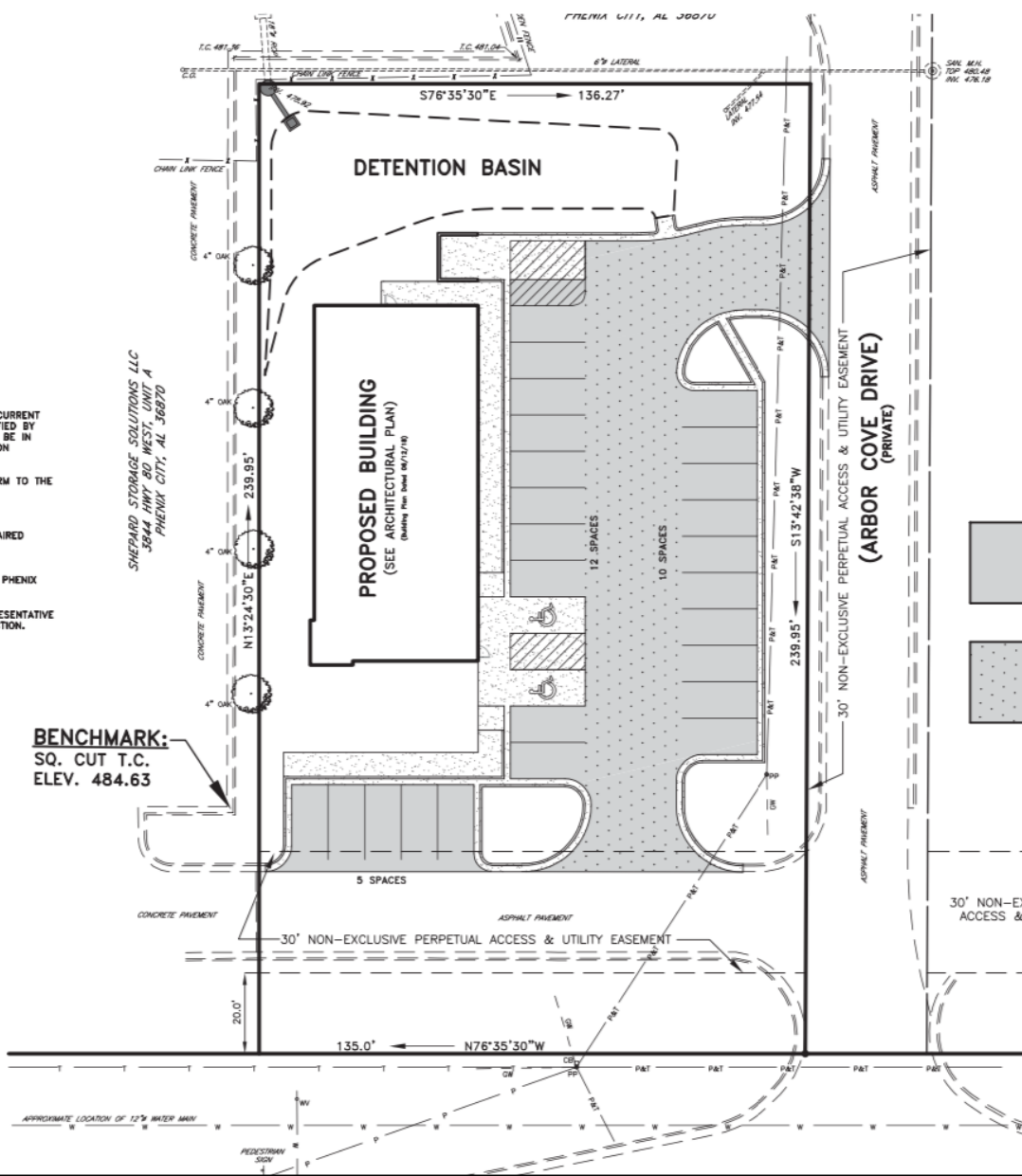
**PHENIX CITY NOTES:**  
 ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF PHENIX CITY STANDARDS AND SPECIFICATIONS. IF NOT SPECIFIED BY THE CITY OF PHENIX CITY, ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ALABAMA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

ALL NECESSARY TRAFFIC CONTROL DEVICES & SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.

BEFORE BEGINNING CONSTRUCTION IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL UTILITIES LOCATED. ANY UTILITY LINES DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. LINE LOCATION ENTER ALB11; PHENIX CITY UTILITIES DEPARTMENT 334-448-2902.

COORDINATE CONNECTIONS TO EXISTING WATER AND SEWER WITH THE PHENIX CITY UTILITIES DEPARTMENT (334-448-2902).

CONTRACTOR SHALL HAVE A PHENIX CITY UTILITIES DEPARTMENT REPRESENTATIVE PRESENT FOR ANY NEW WATER SYSTEM OR SANITARY SYSTEM CONNECTION.



**ZELNIK REALTY**  
 LIMITED

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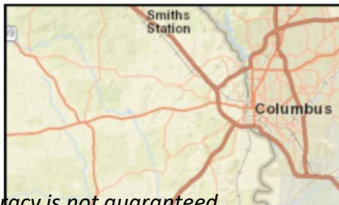
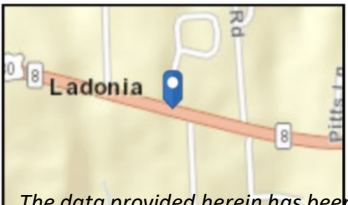
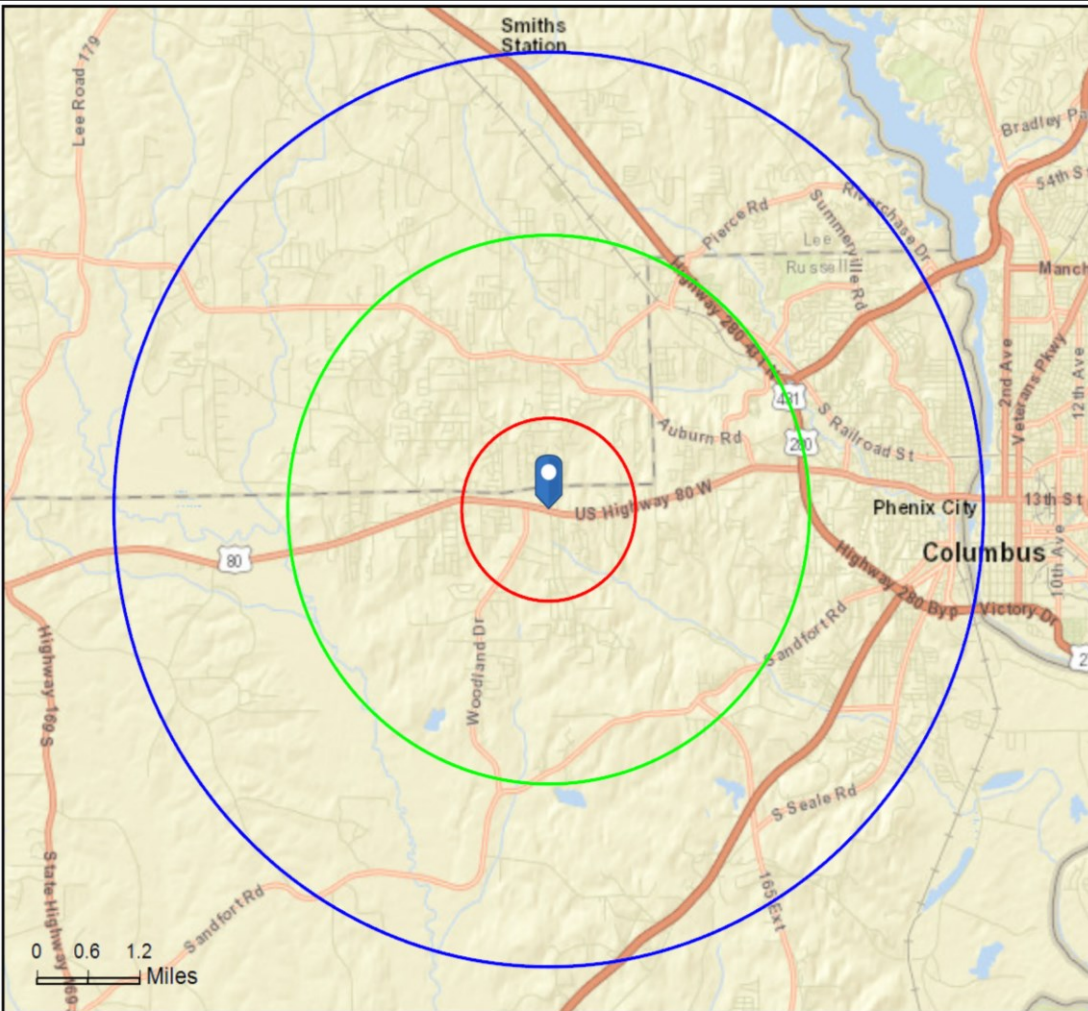
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# Market Summary

## 1, 3, 5 Mile Radius Demographics



	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	1,973	17,826	51,968
2010 Total Population	2,532	23,562	61,631
2018 Total Population	3,253	24,932	66,622
2018 Group Quarters	0	0	615
2023 Total Population	3,426	25,893	69,588
2018-2023 Annual Rate	1.04%	0.76%	0.87%
2018 Total Daytime Population	2,220	16,304	49,181
Workers	388	2,529	12,818
Residents	1,832	13,775	36,363
<b>Household Summary</b>			
2000 Households	756	6,675	20,228
2000 Average Household Size	2.61	2.67	2.54
2010 Households	976	9,020	24,174
2010 Average Household Size	2.59	2.61	2.53
2018 Households	1,212	9,549	26,166
2018 Average Household Size	2.68	2.61	2.52
2023 Households	1,270	9,910	27,345
2023 Average Household Size	2.70	2.61	2.52
2018-2023 Annual Rate	0.94%	0.74%	0.89%
2010 Families	694	6,515	16,724
2010 Average Family Size	3.04	3.06	3.04
2018 Families	857	6,751	17,701
2018 Average Family Size	3.16	3.08	3.06
2023 Families	894	6,956	18,366
2023 Average Family Size	3.18	3.09	3.07
2018-2023 Annual Rate	0.85%	0.60%	0.74%
<b>Housing Unit Summary</b>			
2000 Housing Units	844	7,381	22,748
Owner Occupied Housing Units	64.3%	67.3%	57.0%
Renter Occupied Housing Units	25.4%	23.1%	31.9%
Vacant Housing Units	10.3%	9.6%	11.1%
2010 Housing Units	1,072	9,916	27,069
Owner Occupied Housing Units	63.6%	63.3%	54.9%
Renter Occupied Housing Units	27.4%	27.7%	34.4%
Vacant Housing Units	9.0%	9.0%	10.7%
2018 Housing Units	1,364	10,602	29,675
Owner Occupied Housing Units	60.9%	61.3%	50.8%
Renter Occupied Housing Units	27.9%	28.8%	37.3%
Vacant Housing Units	11.1%	9.9%	11.8%
2023 Housing Units	1,431	10,992	30,978
Owner Occupied Housing Units	61.1%	61.6%	50.9%
Renter Occupied Housing Units	27.7%	28.5%	37.3%
Vacant Housing Units	11.3%	9.8%	11.7%
<b>Median Household Income</b>			
2018	\$46,531	\$53,609	\$47,699
2023	\$51,554	\$58,586	\$53,256
<b>Median Home Value</b>			
2018	\$133,028	\$133,932	\$138,292
2023	\$147,624	\$143,209	\$149,116
<b>Per Capita Income</b>			
2018	\$22,748	\$25,010	\$24,250
2023	\$25,827	\$28,551	\$28,024
<b>Median Age</b>			
2010	34.4	34.3	34.3
2018	36.4	36.7	36.4
2023	37.4	37.6	37.2

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