

11,060 SF FOR LEASE

FORMER RITE AID

4441 US-280, ALEXANDER CITY, AL 35010

FOR SALE OR LEASE



205.823.3030
TheRetailCompanies.com



PROPERTY PHOTOS



This information contained herein was obtained from sources deemed to be reliable; however The Retail Companies makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

SALES PRICE \$995,000

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Real Estate Is Our Passion
1841 Montclair Lane, Suite 102
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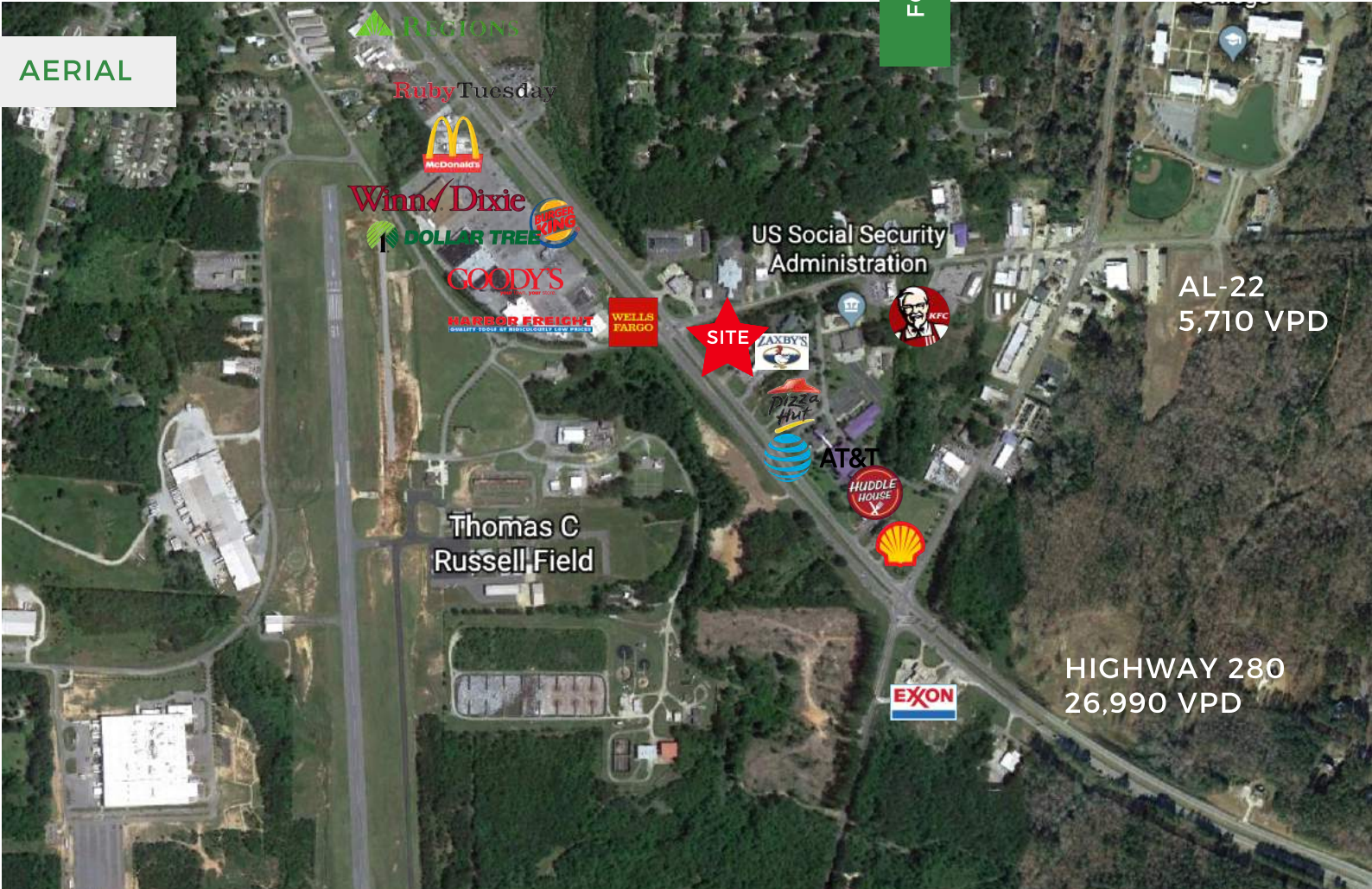


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AERIAL



AL-22
5,710 VPD

HIGHWAY 280
26,990 VPD

QUICK FACTS

- Freestanding retail opportunity in Alexander City
- Located along the main Highway 280 retail corridor
- Corner lot with drive thru and pylon sign

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DEMOGRAPHICS

	3 miles	5 miles	7 miles
Population			
2000 Population	11,343	17,158	20,882
2010 Population	11,600	17,157	20,560
2018 Population	11,332	16,604	19,952
2023 Population	11,089	16,193	19,471
2000-2010 Annual Rate	0.22%	0.00%	-0.16%
2010-2018 Annual Rate	-0.28%	-0.40%	-0.36%
2018-2023 Annual Rate	-0.43%	-0.50%	-0.49%
2018 Male Population	48.4%	48.2%	48.5%
2018 Female Population	51.6%	51.8%	51.5%
2018 Median Age	40.6	41.5	42.3
Median Household Income			
2018 Median Household Income	\$34,961	\$35,654	\$36,693
2023 Median Household Income	\$36,733	\$37,626	\$38,866
2018-2023 Annual Rate	0.99%	1.08%	1.16%
Average Household Income			
2018 Average Household Income	\$48,429	\$49,953	\$51,718
2023 Average Household Income	\$52,196	\$53,805	\$55,735
2018-2023 Annual Rate	1.51%	1.50%	1.51%
Per Capita Income			
2018 Per Capita Income	\$19,909	\$20,607	\$21,385
2023 Per Capita Income	\$21,468	\$22,217	\$23,077
2018-2023 Annual Rate	1.52%	1.52%	1.53%

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