

11,060 SF FOR LEASE

FORMER RITE AID

4441 US-280, ALEXANDER CITY, AL 35010

PROPERTY FOR LEASE



The
Retail
Companies

Real Estate Is Our Passion.

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.

CALL FOR PRICING

Bill Clements, CCIM

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1841 Montclair Lane, Suite 102

Birmingham, AL 35216

Brooks Corr, CCIM

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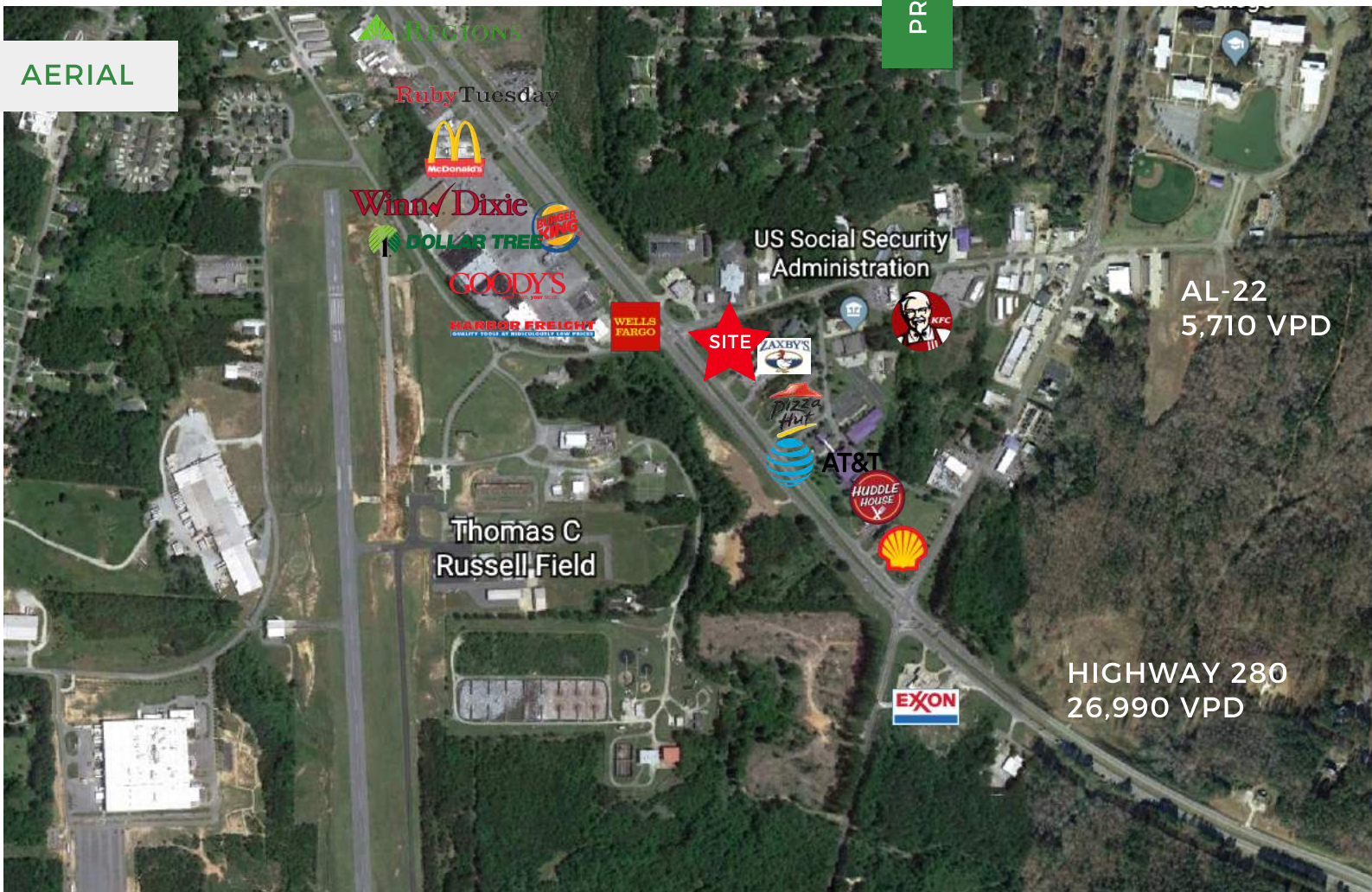
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AERIAL



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
	3 miles	5 miles	7 miles
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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