

FOR SALE

**102 Main Street
Weaver, Alabama**

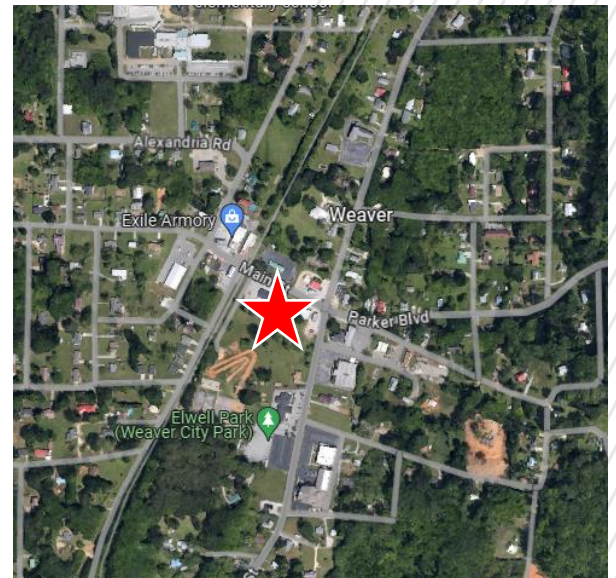


PROPERTY HIGHLIGHTS

This corner lot is paved with no buildings or structures on a main street in town. It is only 5 minutes from Old Jacksonville Highway (2.4 miles) and 8 minutes from U.S. Highway 431 (4.6 miles).

BUILDING SF	N/A
LAND SF	28,872
YEAR BUILT	1977
PARKING	N/A
TRAFFIC COUNTS	6,263 VPD

SIGNAGE TYPE	N/A
1-MILE (POP.)	2,396
3-MILE (POP.)	13,984
MED. INCOME	\$53,271
SPACE USE	General Retail



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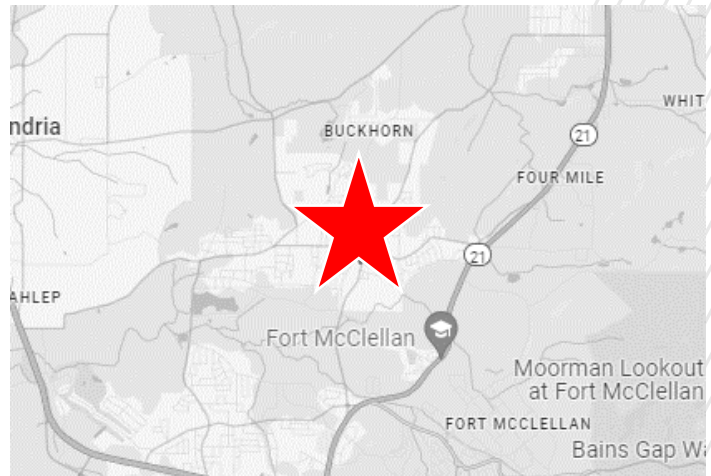
ADDITIONAL INFORMATION

Weaver, AL is a small, rural town with little traffic and spread-out homes. The property is next to the Police Department, a local school, and a gas station across the street.



LEGAL INFORMATION

TAX PARCEL ID	18-03-05-0-010-042.000 18-03-05-0-010-043.000
2023 RE TAXES	\$7,260
ZONING	Commercial



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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