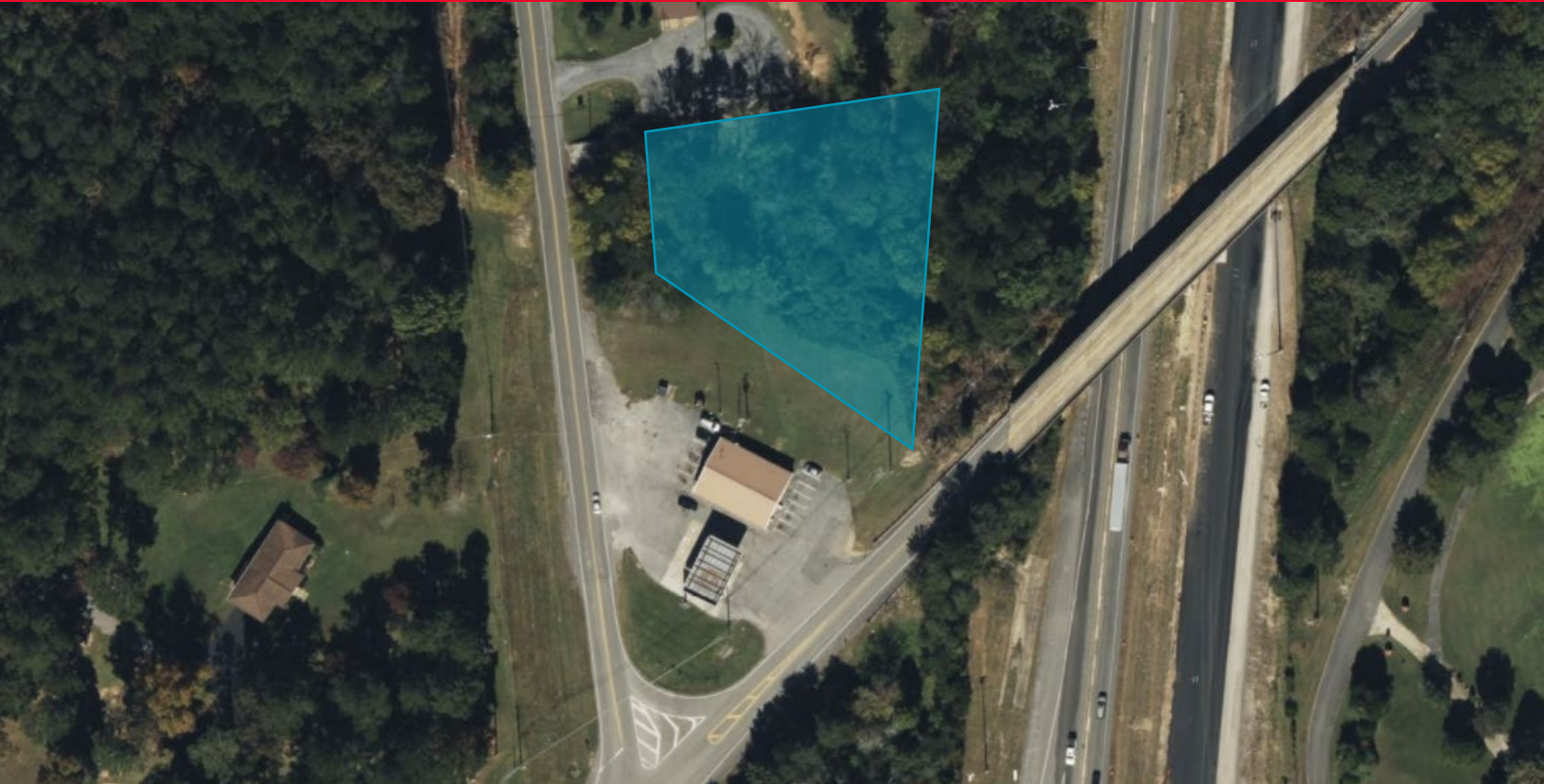


FOR SALE

NW Corner of Greenhill Blvd. & Smith Gap Road
Fort Payne, AL



PROPERTY HIGHLIGHTS

This property is located behind the triangle intersection just 4.4 miles off I-59 and is 0.87 acres. This property offers excellent potential for retail, service, or mixed commercial use, benefiting from its proximity to a major thoroughfare and nearby national retailers. With flexible C3 zoning, the site allows for a wide range of commercial development possibilities.

SALE PRICE	\$50,000
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LAND SF	37,813
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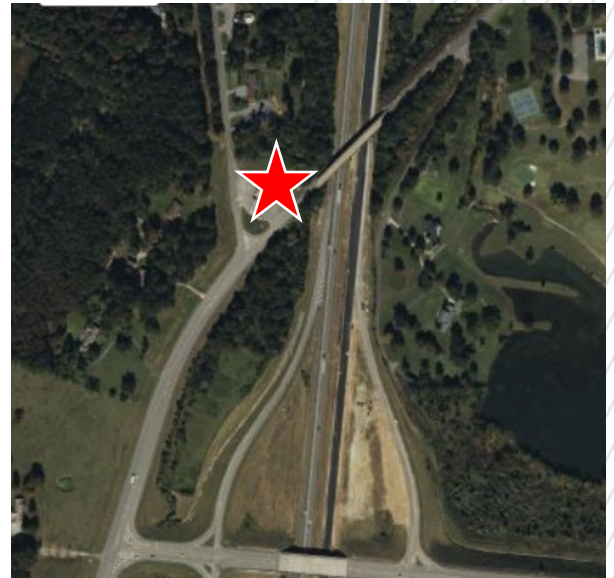
TRAFFIC COUNTS	7,146 VPD
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SPACE USE	General Retail
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1-MILE (POP.)	440
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3-MILE (POP.)	4,838
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MED. INCOME	\$54,199
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FOR SALE

5202 Greenhill Blvd
Fort Payne, AL

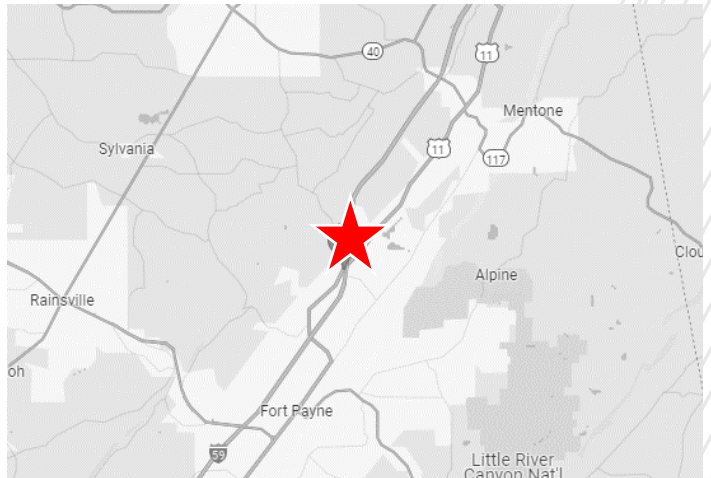
ADDITIONAL INFORMATION

This site is located just off I-59; It is 45 minutes away from Chattanooga, TN and 1.5 hours away from Birmingham, AL, making it an ideal resting spot between the two cities.



LEGAL INFORMATION

TAX PARCEL ID	14-05-16-0-000-010.011
2023 RE TAXES	\$2,006.10
ZONING	C3



[Link to Letter of Intent](#)

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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