

FOR SALE

734 Airport Drive
Alexander City, AL

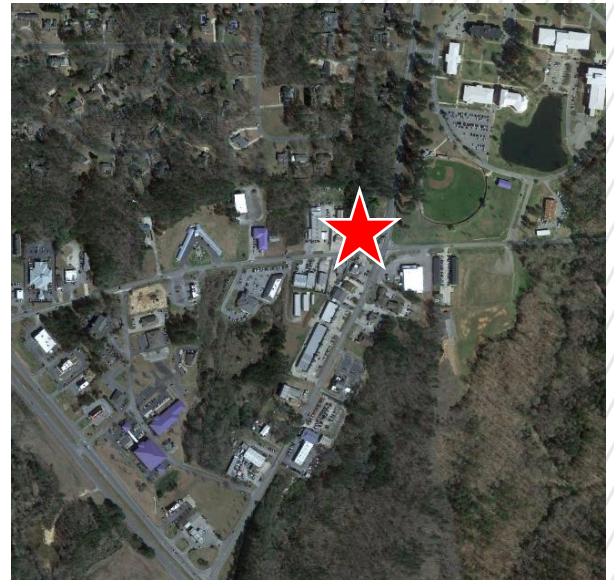


PROPERTY HIGHLIGHTS

This property is a corner lot with no buildings or structures. Majority of the lot is paved. It has excellent access to U.S. Highway 280 as the property is only 0.5 miles away from the major highway.

BUILDING SF	N/A
LAND SF	24,000
YEAR BUILT	1986
PARKING	N/A
TRAFFIC COUNTS	27,175 VPD

SIGNAGE TYPE	N/A
1-MILE (POP.)	1,066
3-MILE (POP.)	11,571
MED. INCOME	\$39,570
SPACE USE	General Retail



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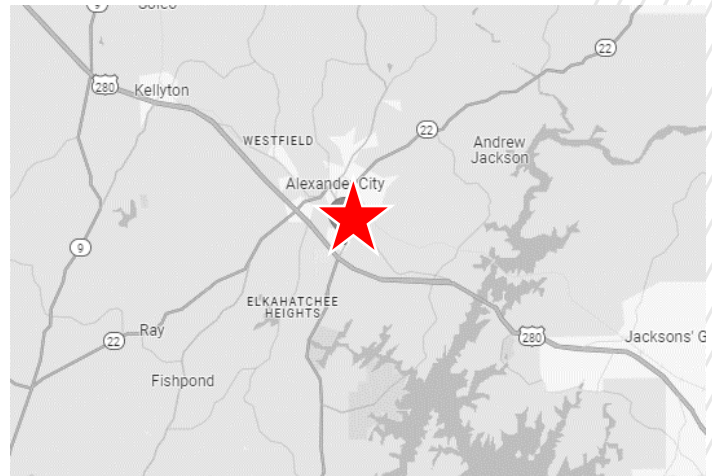
ADDITIONAL INFORMATION

Some neighboring amenities of this property are Central Alabama Community College, a Shell Station, Stone Ridge Baptist Church, several quick-service restaurants and Alexander City Veterinary Clinic. This area has a continued population growth (0.18%). The traffic count for this property is 8,025 VPD.



LEGAL INFORMATION

TAX PARCEL ID	12-02-03-3-001-004.0010
2023 RE TAXES	\$3,920
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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