

1256 MCCAIG ROAD
Lincoln, AL 35096



OFFERING SUMMARY

Sale Price: \$525,000

Year Built: 2012

Building Size: +/- 4,800 SF

Acres: 2 Acres

PROPERTY OVERVIEW

A versatile flex space of approximately 4,800 square feet is now available on McCaig Road in Lincoln, Alabama, offering prime visibility with 170 feet of frontage along Interstate 20, which boasts an AADT of 50,386. Conveniently located off Exit 165, this property is strategically positioned near major traffic generators such as Lohr, Aer-Flo Sports, the Honda Manufacturing plant, and Logan Martin Lake.

PROPERTY HIGHLIGHTS

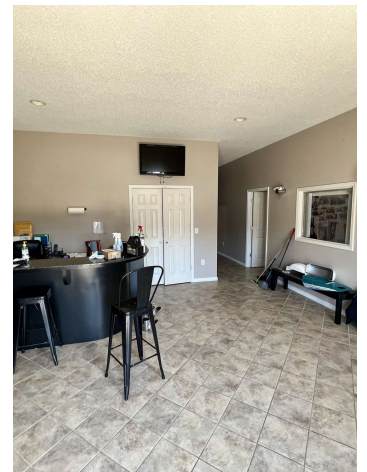
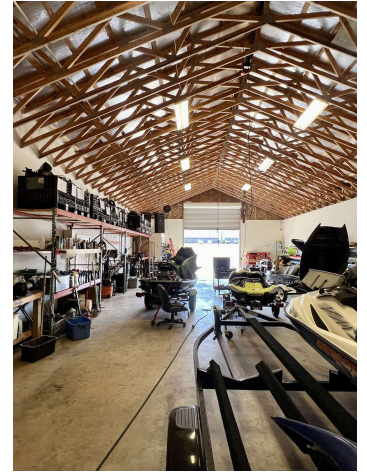
- Interstate Visibility
- City Has Future Plans For Road Improvements on McCaig Rd
- Major Traffic Generators Near Site
- Easy Access to Major Transportation Route
- Currently Equipped with a 2 bed 1 bath apartment and full kitchen

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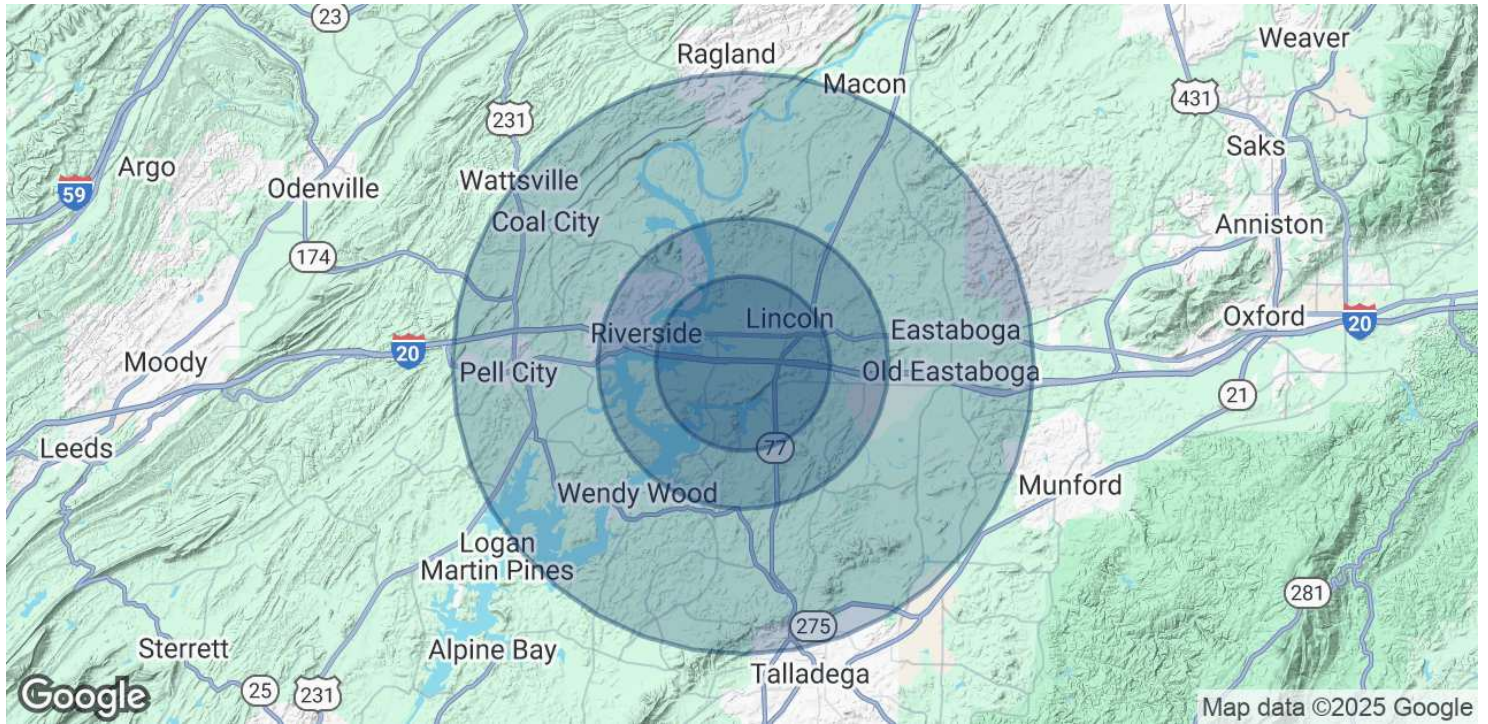


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,430	11,008	46,861
Average Age	42	43	42
Average Age (Male)	41	42	41
Average Age (Female)	43	44	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,268	4,565	18,860
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$81,270	\$83,409	\$72,634
Average House Value	\$247,656	\$266,995	\$246,285

Demographics data derived from AlphaMap

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