

OUTPARCEL AVAILABLE

FOR LEASE

ALABAMA 75, ONEONTA, AL 35121



LOCATION DESCRIPTION

Oneonta has greatly benefited from its proximity to larger urban centers like Birmingham, which has allowed the town to tap into the broader regional economy while maintaining its small-town charm. Retail and service industries have grown as the town attracts residents who work in nearby cities but prefer the more affordable cost of living that Oneonta offers. As a result, the local economy also reflects a mixture of traditional industries with emerging sectors like small businesses, healthcare, and education.

PROPERTY HIGHLIGHTS

- 0.8 AC Available – Ground Lease / Build to Suit
- Outparcel to newly constructed Oneonta Marketplace
- Anchor tenants include Marshall’s, Five Below, ULTA, Rack Room Shoes
- Outparcel located directly in front of to be constructed Food City
- Superior Visibility and Access from Hwy 75 (17k VPD)
- Positive historical and projected population growth
- Across Hwy 75 from Walmart Supercenter



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	7,280	11,378	16,431
DAYTIME POOPULATION	8,344	11,829	15,247
HOUSEHOLDS	2,755	4,264	6,227
AVERAGE HH INCOME	\$83,825	\$77,380	\$75,559

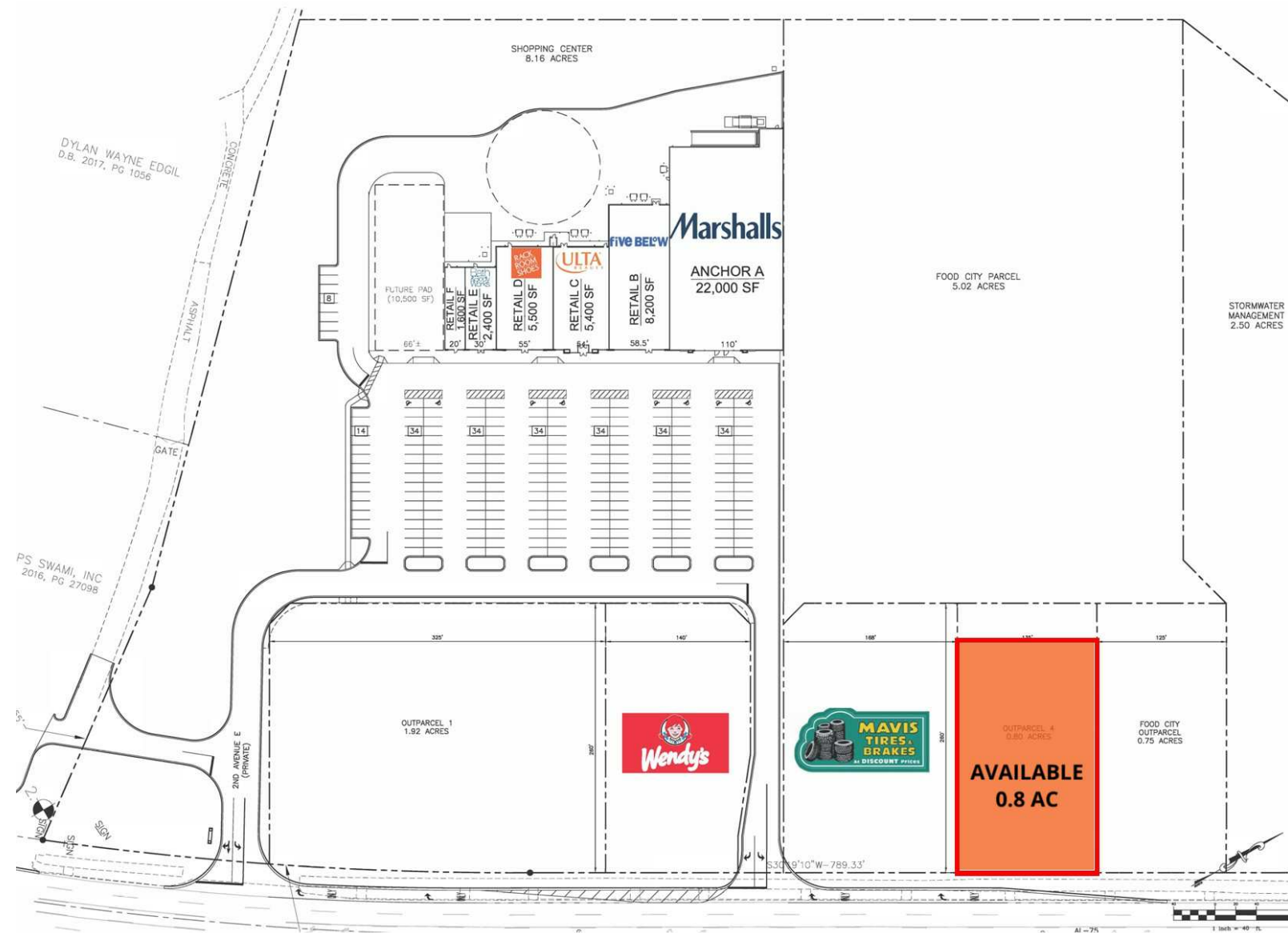


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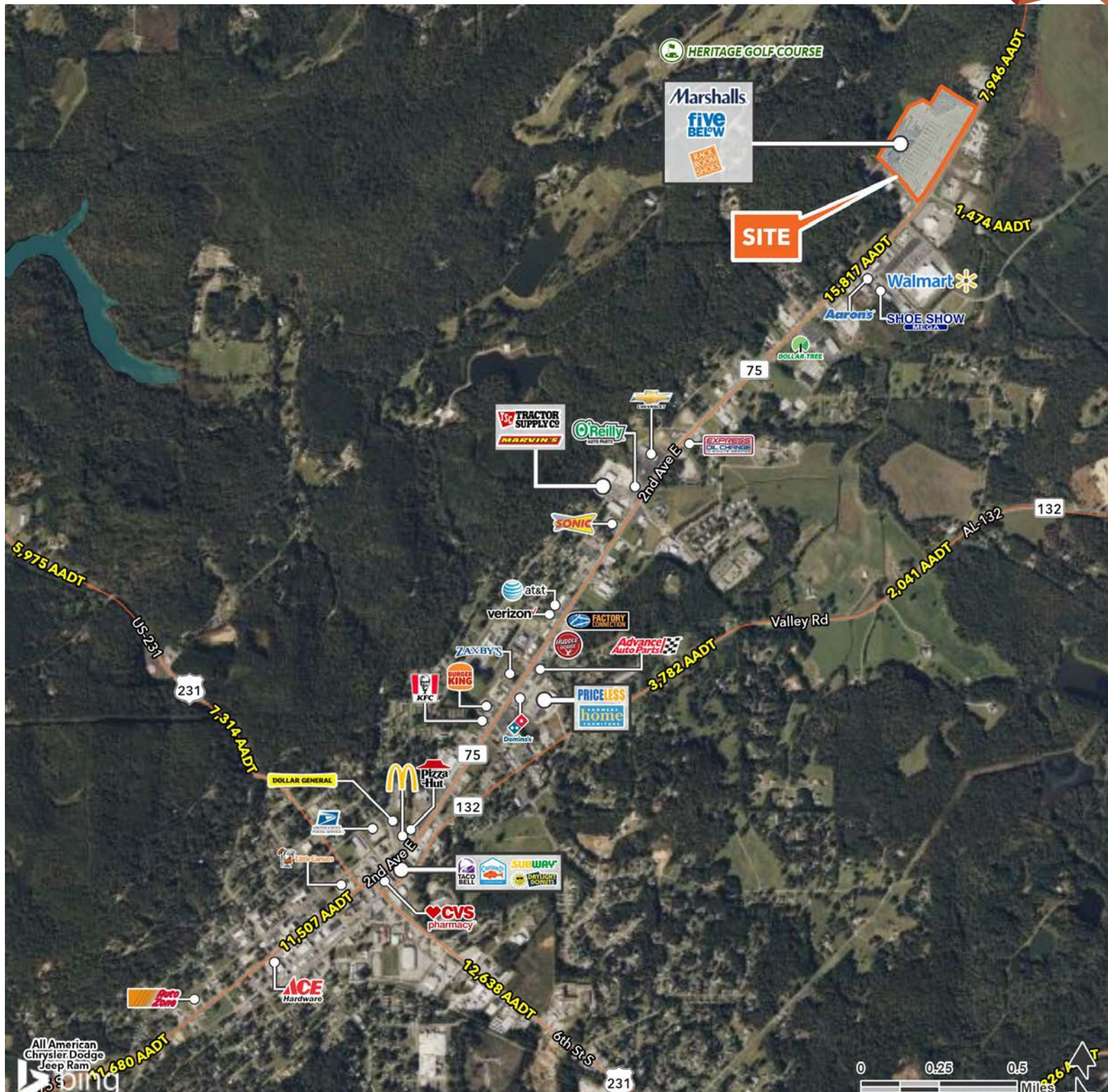
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