

7590 US HIGHWAY 431  
 Alexandria, AL 36250



## OFFERING SUMMARY

Available SF:	2,296 SF
Acres:	1.63
Lease Rate:	\$5,500/month (NNN)
Ground Lease:	Call for Pricing
Building Size:	2,296 SF

## PROPERTY OVERVIEW

Introducing a prime leasing opportunity on Us Highway 431 in Alexandria, AL. 2,296 sf office building for lease or 1.63 acres for ground lease. This spacious property boasts a strategic location with high visibility and easy access, making it an ideal choice for retail or free-standing building ventures. The flexible layout and ample parking make it perfect for creating a customized space that meets your specific business needs. With its modern design and potential for customization, the property offers a versatile canvas to bring your vision to life. Don't miss out on this exceptional leasing opportunity, where your business can truly shine. Inquire now to secure a spot in this thriving commercial district.

## PROPERTY HIGHLIGHTS

- Located at a lighted intersection
- Available for Ground Lease
- Traffic count of over 22,943 vehicles per day
- Excellent visibility and easy access

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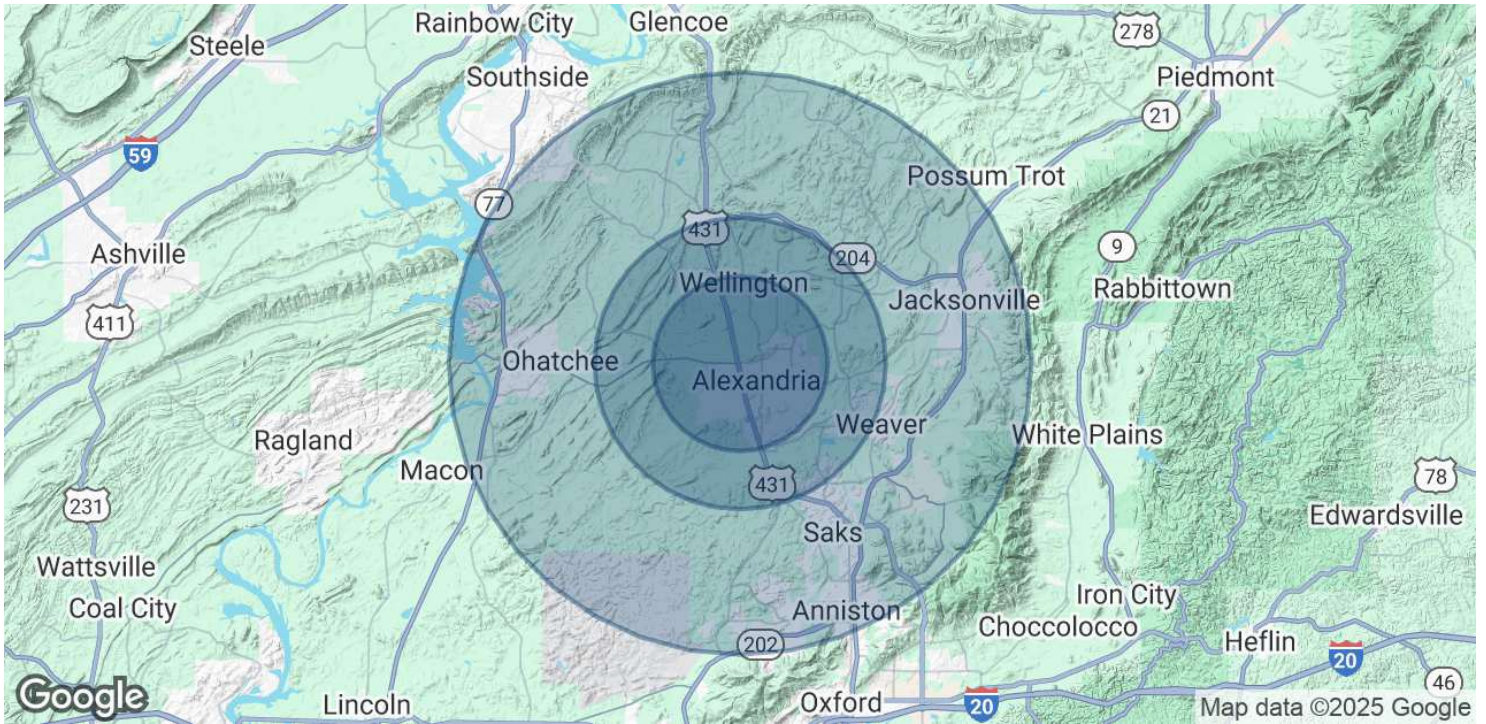
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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	5,960	13,725	63,764
Average Age	41	42	40
Average Age (Male)	41	41	39
Average Age (Female)	42	43	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	2,315	5,440	25,049
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$83,259	\$78,679	\$62,623
Average House Value	\$212,419	\$199,098	\$179,686

Demographics data derived from AlphaMap

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