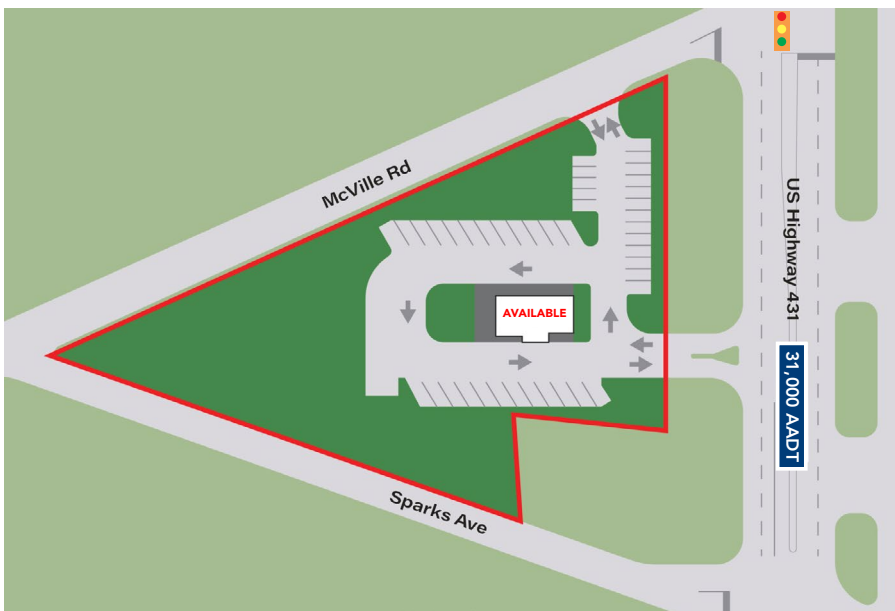




VACANT HWY 55 FOR LEASE

1117 US Hwy 431, Boaz, AL 35976

Stand-alone Former Hwy 55 with Drive-Thru in High Traffic Location



LEASE RATE:

Call For Rate



SIZE:

2,152 SF New 2023 Construction
Stand-Alone with Drive-Thru



SIGNAGE:

- Large pylon signage fronting US Hwy 431
- Traffic Count: 31,000+ AADT



IDEALLY LOCATED:

- Busy signalized intersection & hard corner
- Along high traffic retail corridor near Taco Bell, McDonald's, Walgreens, Waffle House, Wendy's, Piggly Wiggly, KFC and more!



HARBERT
RETAIL

CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

LACEY SCOTT

lscott@harbertrealty.com | 205.401.1130

For More Information: Harbert-Retail.com
2 North 20th Street, #1700, Birmingham, AL 35203

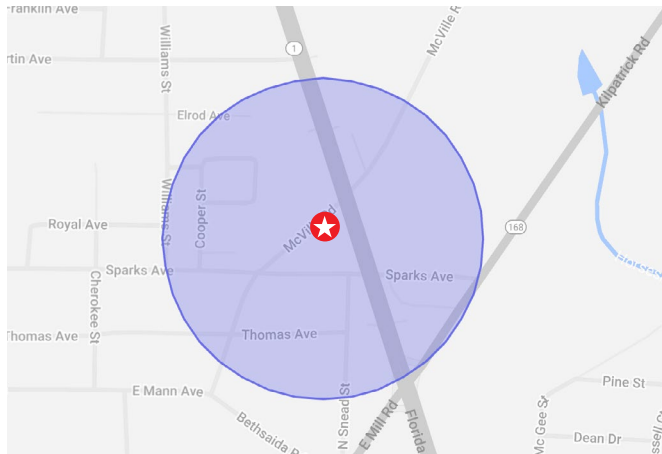
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VACANT HWY 55 FOR LEASE

1117 US Hwy 431, Boaz, AL 35976

Stand-alone Former Hwy 55 with Drive-Thru in High Traffic Location

LOCATED IN ACTIVE BOAZ RETAIL CORRIDOR



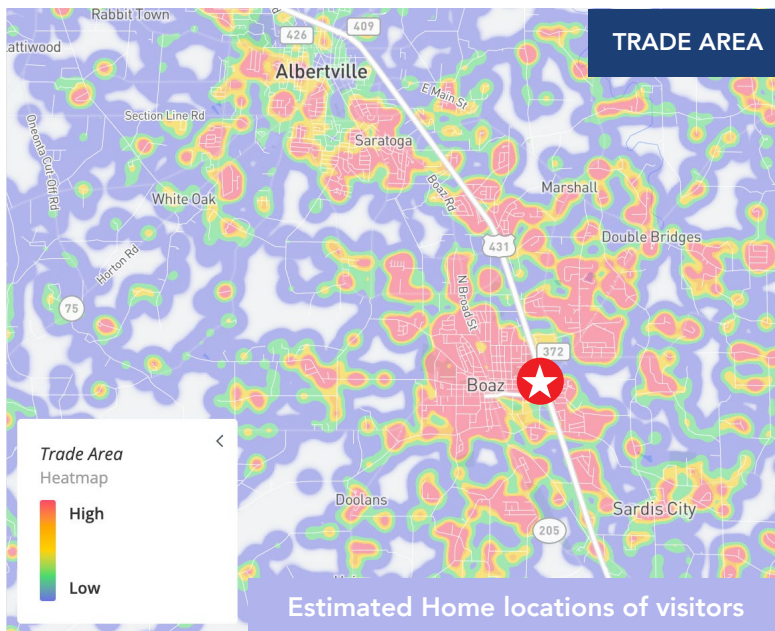
12 MONTH DEMOGRAPHICS WITHIN 1000 FT

| | |
|-----------------|------------|
| Visits | 343.9K |
| Visitors | 85.6K |
| Visit Frequency | 4.29x |
| Avg Dwell Time | 36 minutes |

343.9K
VISITS

\$60K+
AVG HH INCOME
WITHIN 1 MILE

85.6K
VISITORS



TRADE AREA

1,3,5 MILE DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------------|--------|---------|---------|
| 2024 Estimated Population | 3,159 | 14,110 | 26,575 |

| HOUSEHOLDS | 1 MILE | 3 MILES | 5 MILES |
|---------------------------|--------|---------|---------|
| 2024 Estimated Households | 1,230 | 5,297 | 9,644 |

| INCOME | 1 MILE | 3 MILES | 5 MILES |
|---|----------|----------|----------|
| 2024 Estimated Average Household Income | \$60,319 | \$67,562 | \$71,703 |



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