

7590 US HIGHWAY 431
Alexandria, AL 36250



OFFERING SUMMARY

Sale Price: \$1,400,000

For Lease: Call For Pricing

Acres: 1.63

Building Size: 2,296 SF

PROPERTY OVERVIEW

This prime property offers an exceptional investment opportunity with a 2,296-square-foot free-standing building situated on 1.63 acres. The spacious lot provides ample room for redevelopment or expansion, making it ideal for retail, fast-food restaurants, gas stations, or other commercial ventures. The building's layout and the expansive acreage offer flexibility to meet the needs of various businesses. Located along a high-visibility highway, this property provides excellent access and exposure to passing traffic. Whether you're an investor, developer, or business owner, this site offers the perfect foundation for your next successful project.

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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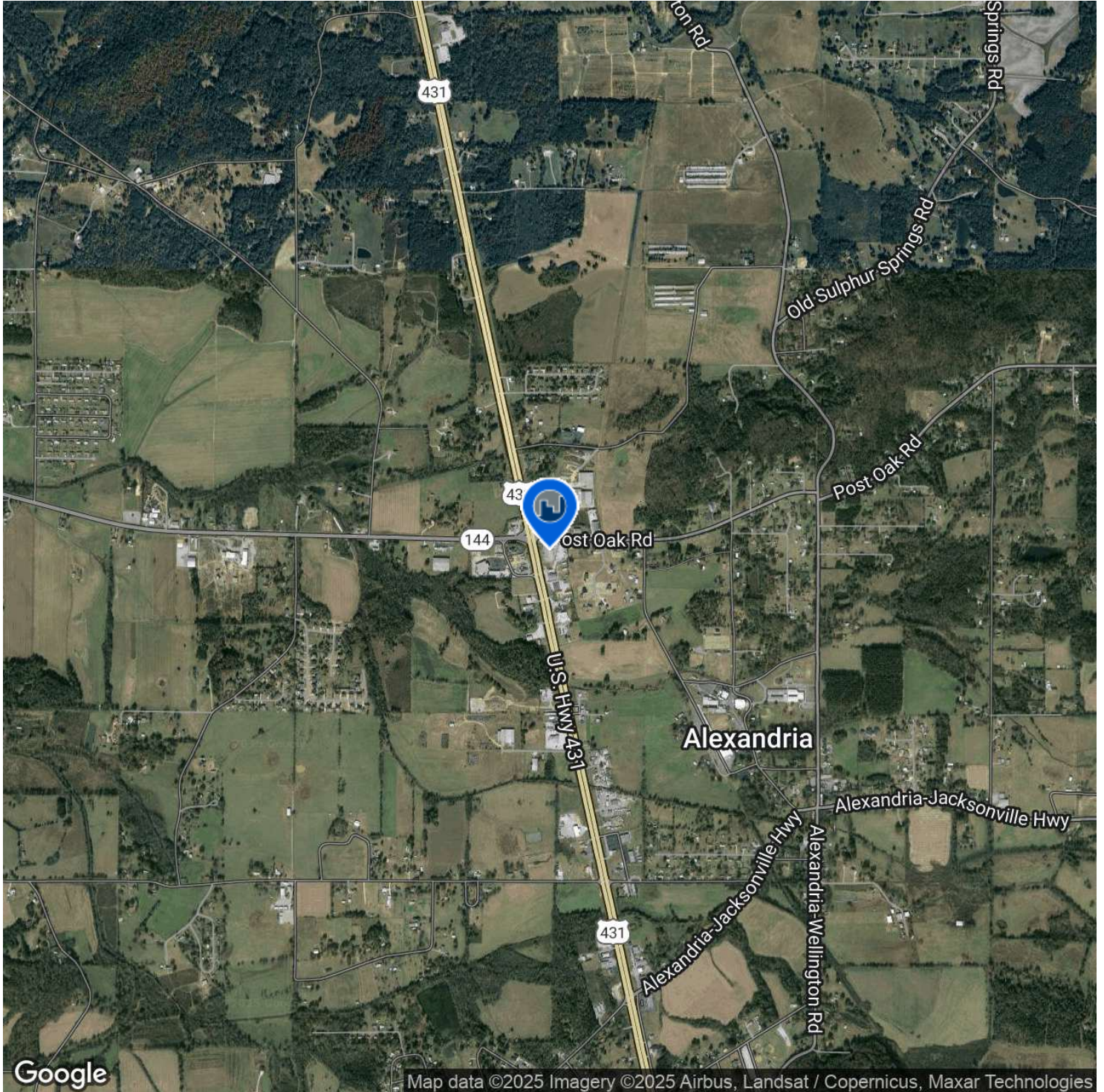


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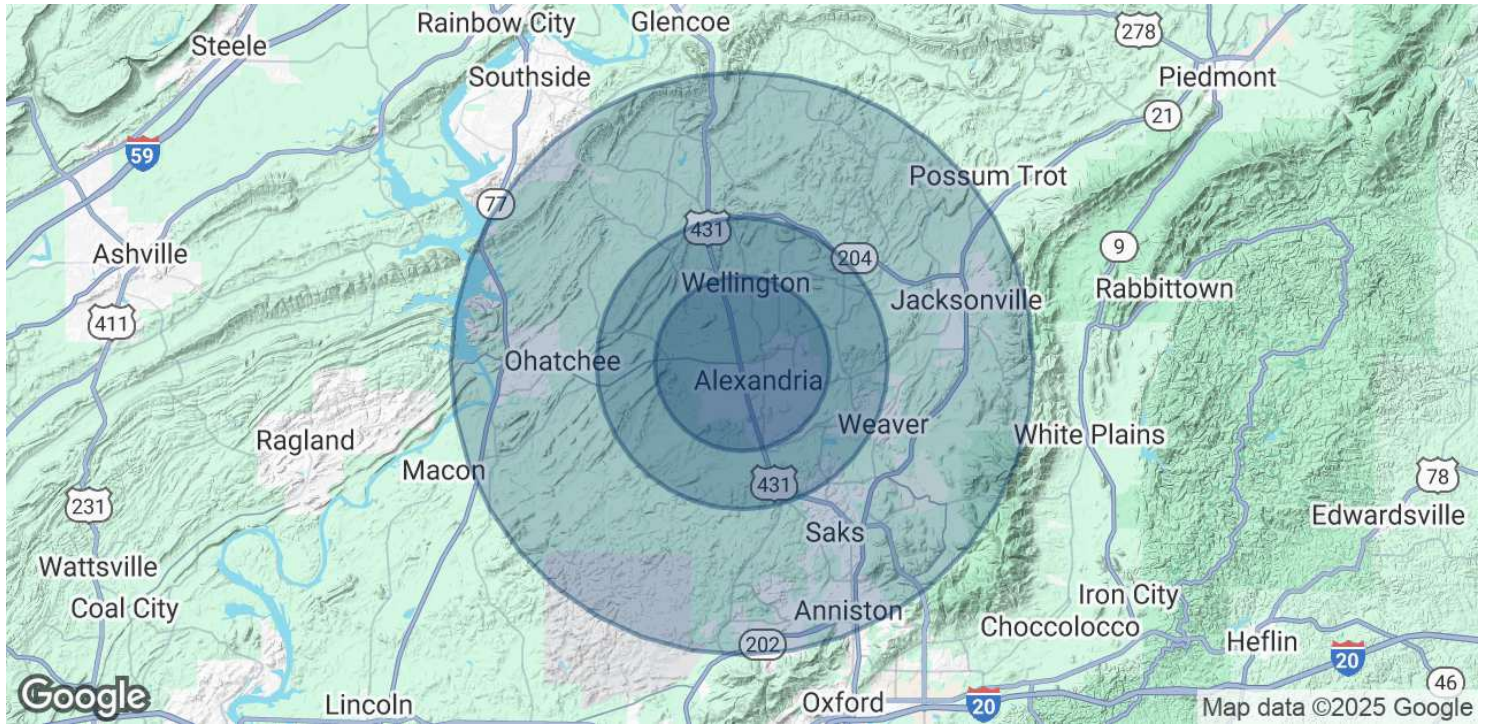
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,960	13,725	63,764
Average Age	41	42	40
Average Age (Male)	41	41	39
Average Age (Female)	42	43	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
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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