

301 GEORGE WALLACE DRIVE
GADSDEN, AL 35903

Retail Building For Sale or Lease

7,940 SF on 1.07 Acres MOL

Sales Price: \$769,000

Lease Price: \$12.00/SF NNN

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COMMERCIAL
REAL ESTATE

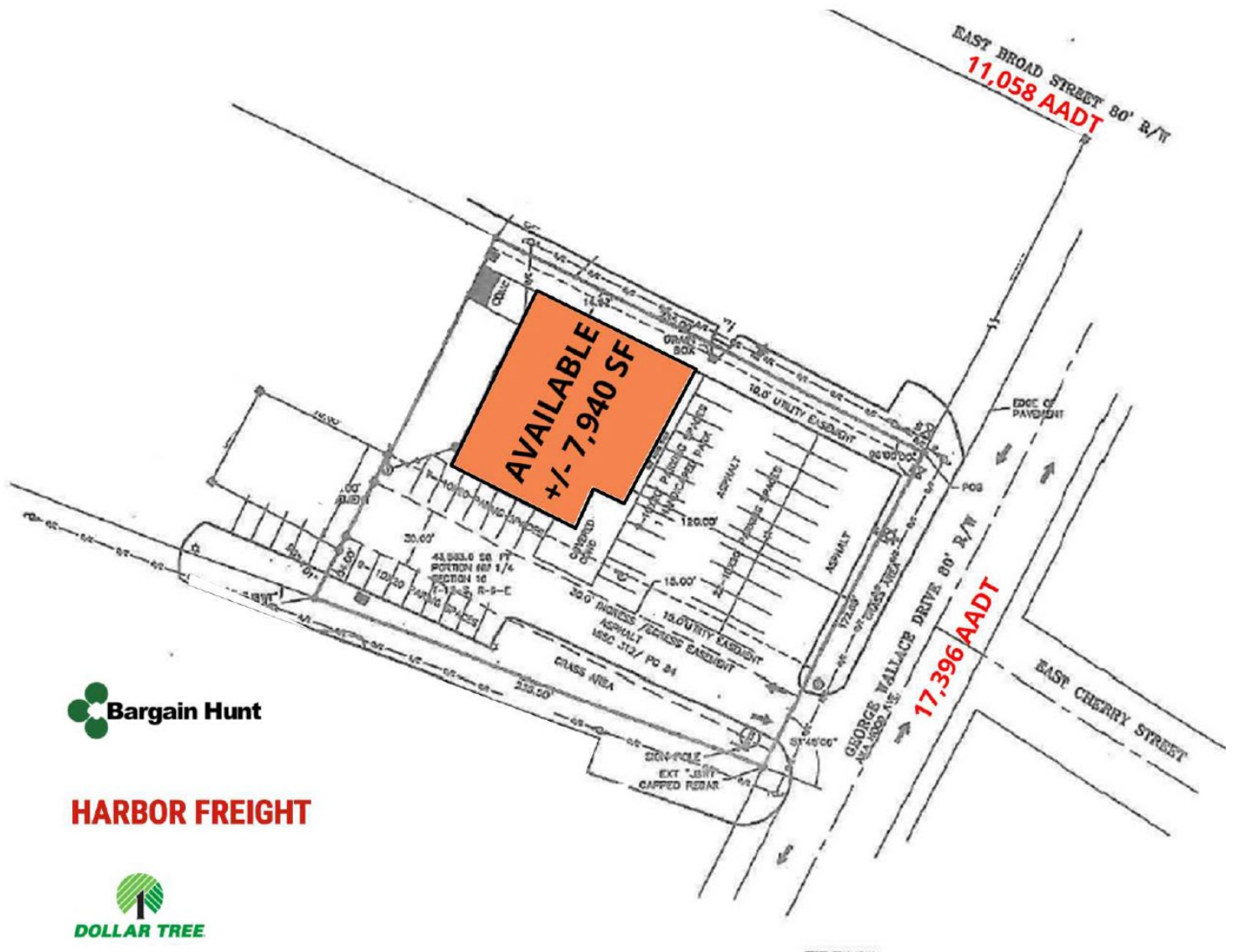


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405.840.0600
NAIRED.COM

SAMUEL DUNHAM
405.207.7286
SAMUEL@NAIRED.COM

NATHAN WILSON
405.760.5327
NATHAN@NAIRED.COM



HARBOR FREIGHT



PROPERTY HIGHLIGHTS

- Former Advanced Auto
- Outparcel Building to Harbor Freight & Dollar Tree
- Excellent Visibility & Access
- Built in 1994

LOCATION HIGHLIGHTS

- Centrally Located along George Wallace Drive
- Area Retailers Include Academy Sports, Harbor Freight, Aldi, TJ Maxx & Walmart

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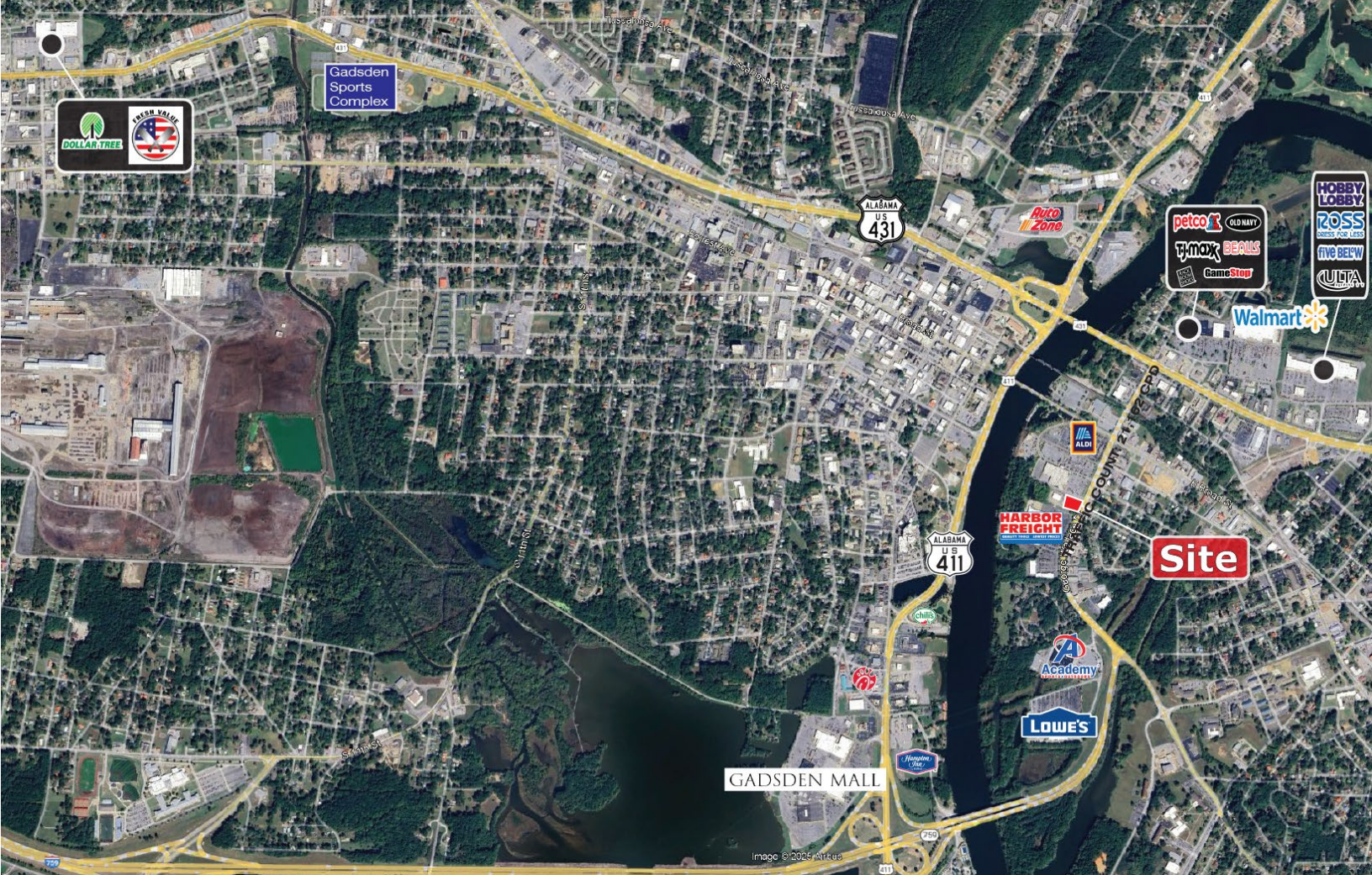


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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	4,375	26,917	50,763
AVERAGE HOUSEHOLD INCOME	\$41,825	\$44,435	\$52,825
TOTAL HOUSEHOLDS	1,874	11,363	21,209

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