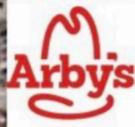


11.6 ACRES +/-

\$5,350,000

0 HWY 231/431
HAZEL GREEN, AL 35750

Walmart



Waffle House



DOLLAR GENERAL

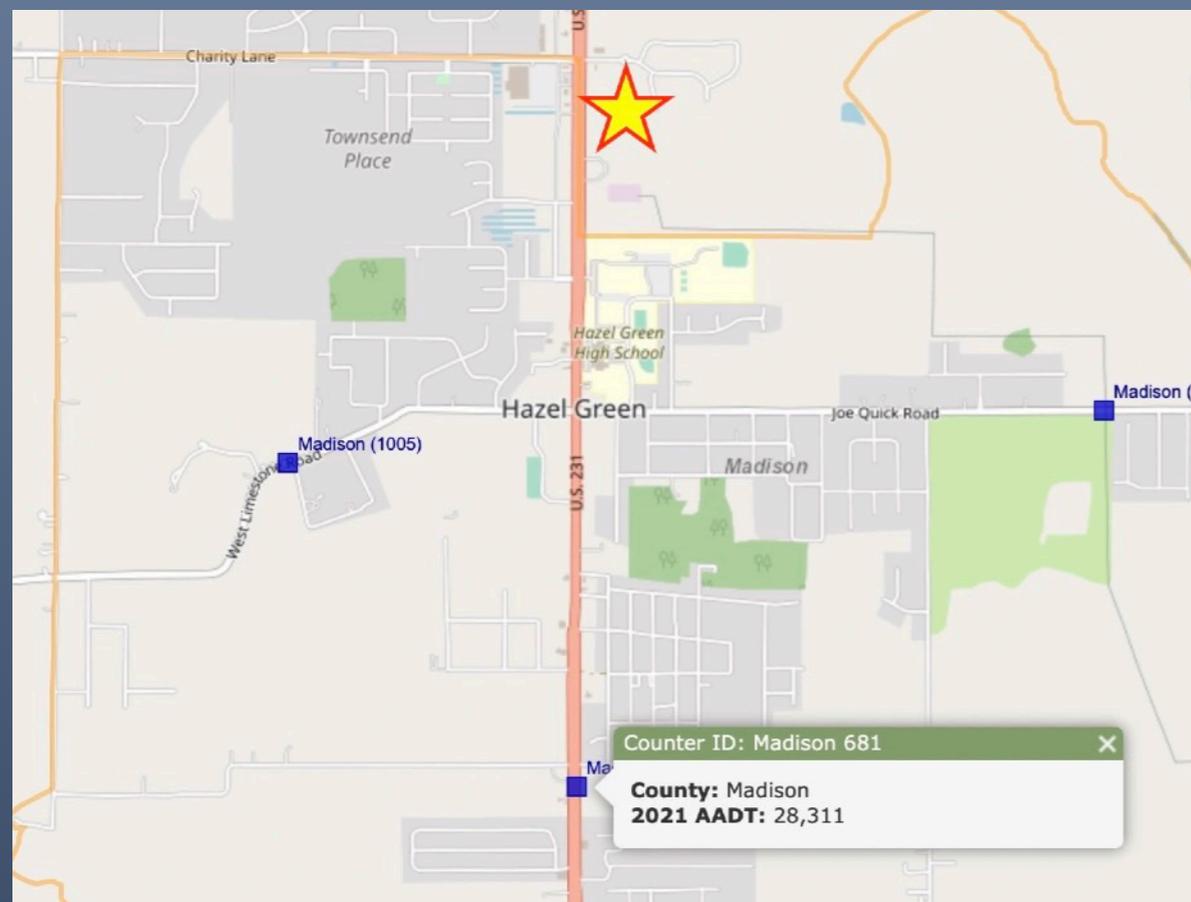
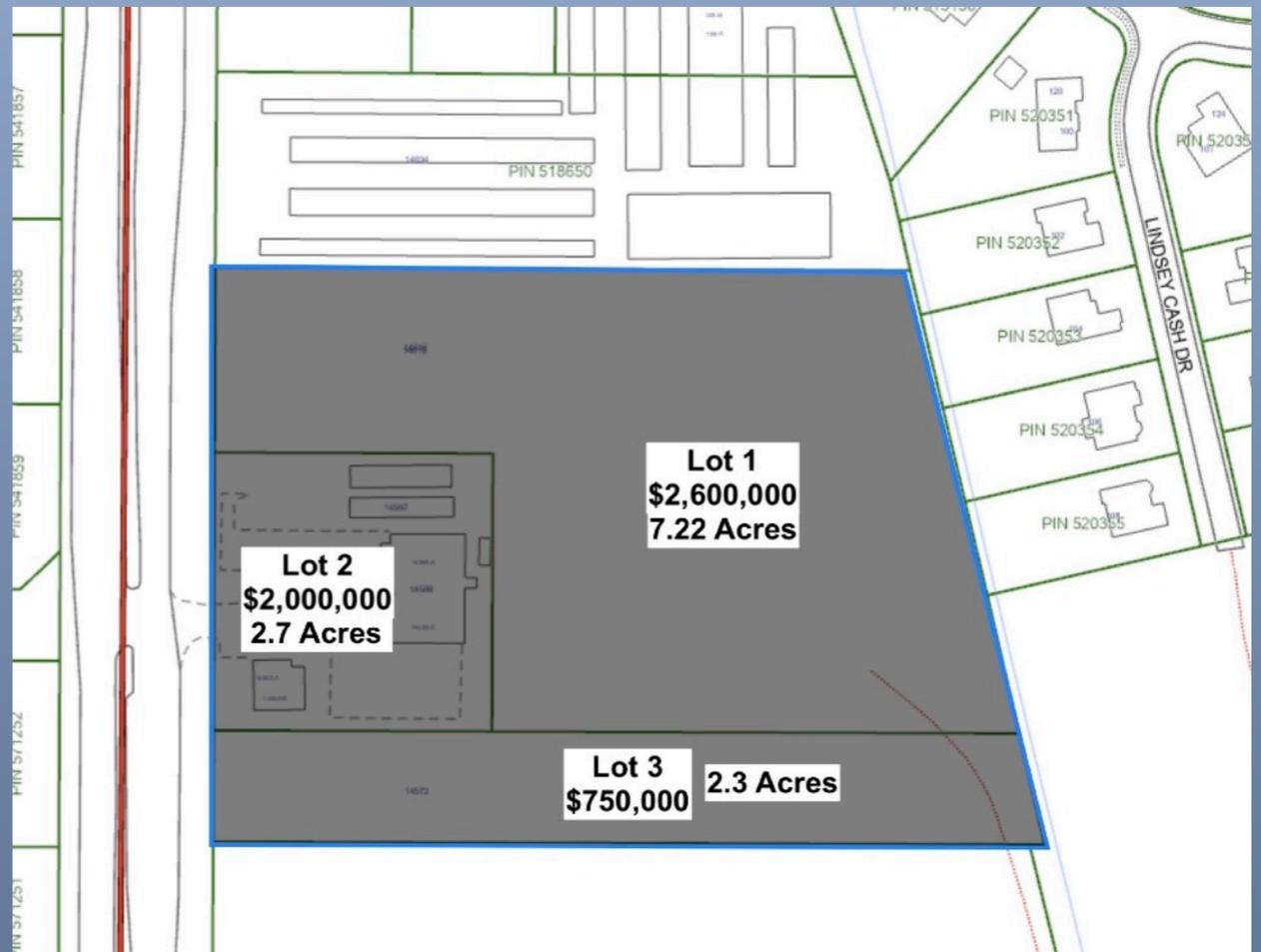
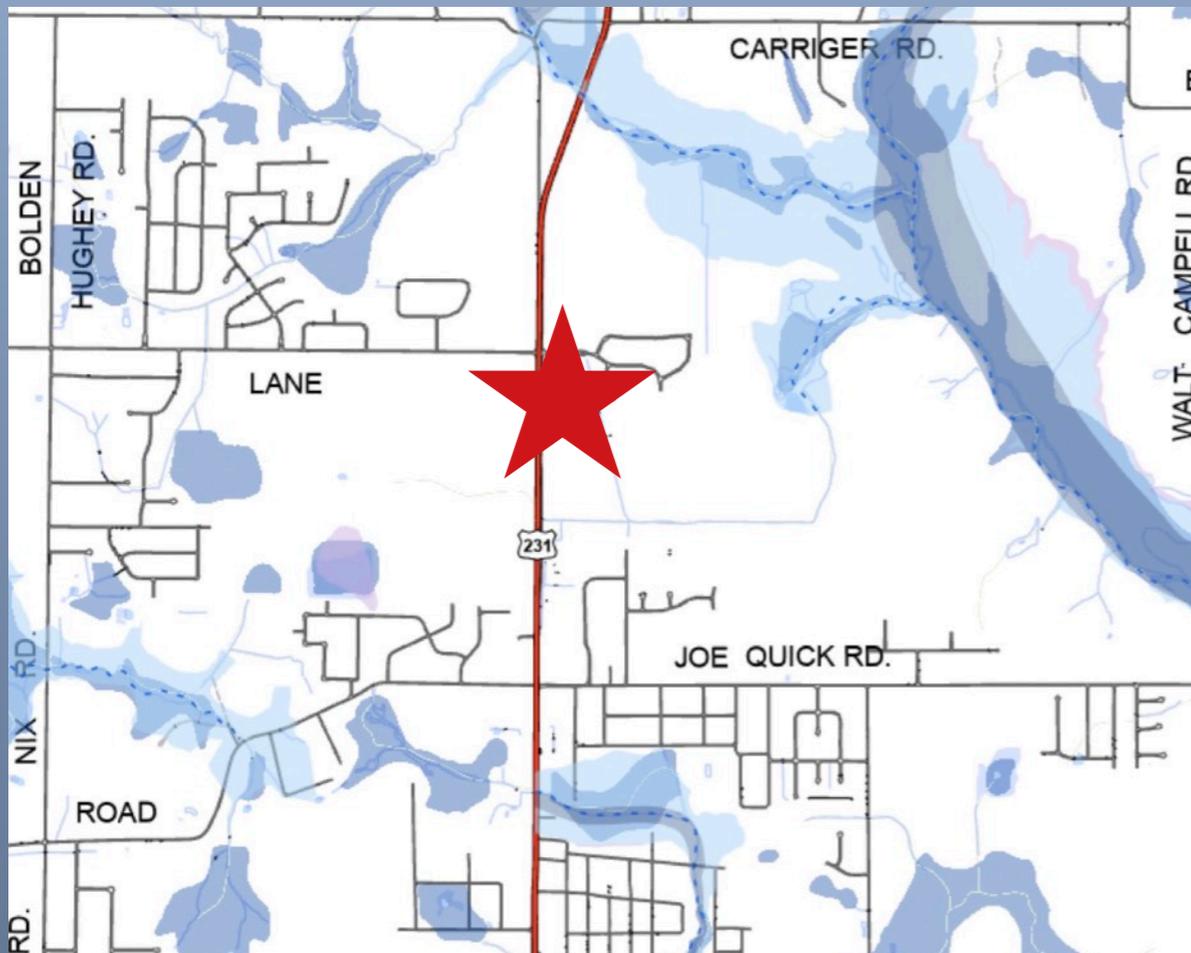


Additional Businesses
to the South of Wendy's



Dustin Taylor
Owner/Broker
256-683-3876

HSVCommercial@gmail.com



Property Info

Three parcels totaling 11.6 +/- acres with 2 buildings and two mini storage buildings across the road from Walmart. The main building is 10,085sf, the two story building is 4,630sf, and the 2 mini storage buildings total 2200sf with 24 units. All tenant leases are month to month. 620 ft +/- of frontage. Traffic count is approximately 28,311 VPD. Sewer available. No Zoning. There is also a billboard on the property. PPIN#s 518651, 518652, & 139896.



DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION	1,442	9,033	18,724
HOUSEHOLDS	557	3,551	7,250
AVERAGE HH INCOME	\$90,926	\$91,785	\$102,422