



PROPERTY DESCRIPTION

Second Generation Restaurant in rural White Plains area of Anniston, AL +/-2,200sf building with ample parking on site, FFE including Hood System and Walk in Cooler/Freezer on site. Excellent opportunity in area with limited competition.

PROPERTY HIGHLIGHTS

- All FFE's in place
- Ample parking
- Flexible and customizable floor plans
- Convenient access to Highway 9
- High-speed internet connectivity
- Efficient heating and cooling systems

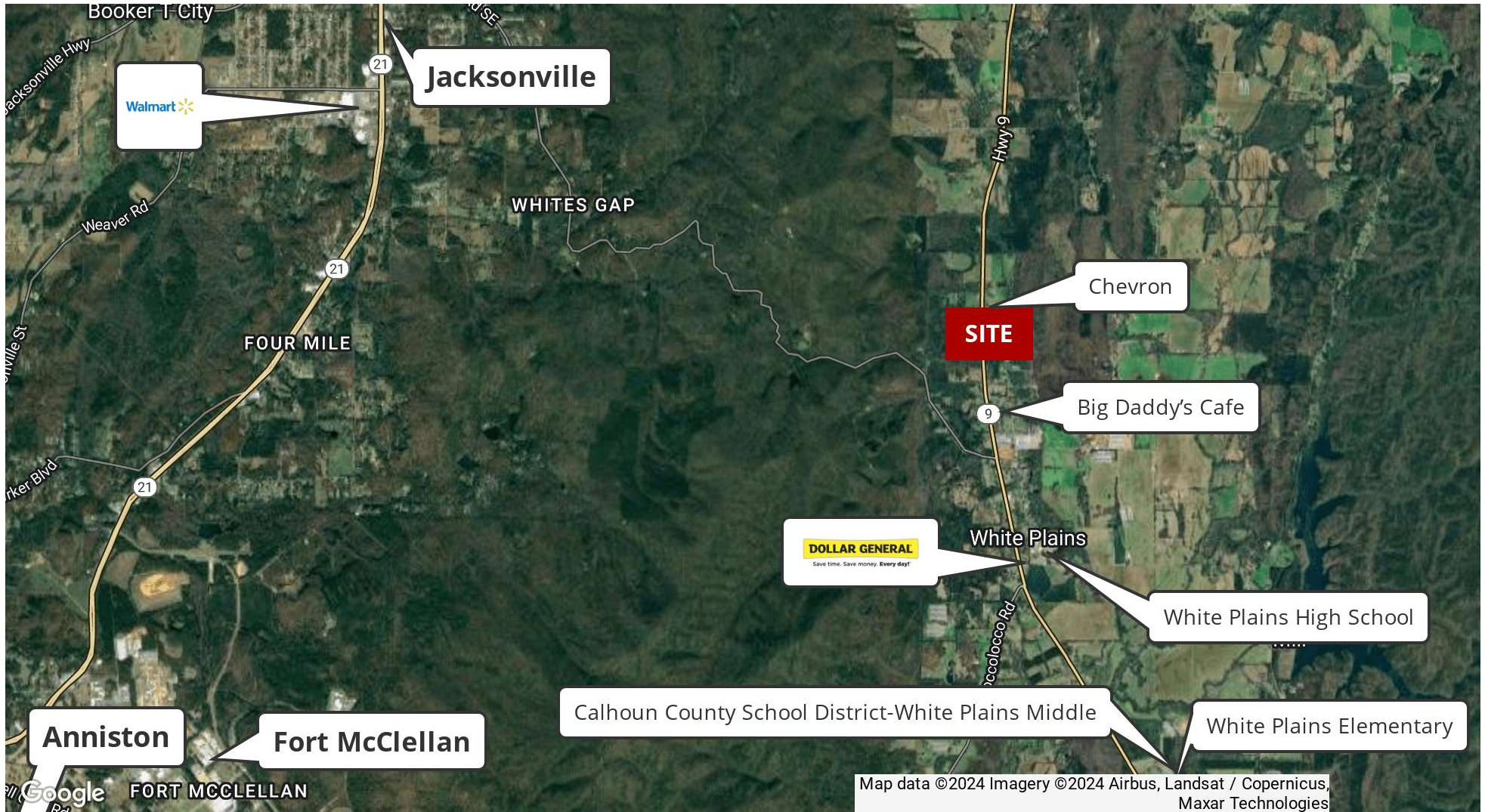
OFFERING SUMMARY

Lease Rate:	Call to Discuss
Available SF:	2,220 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	680	3,048	20,824
Total Population	1,745	7,177	52,845
Average HH Income	\$63,277	\$62,159	\$64,710

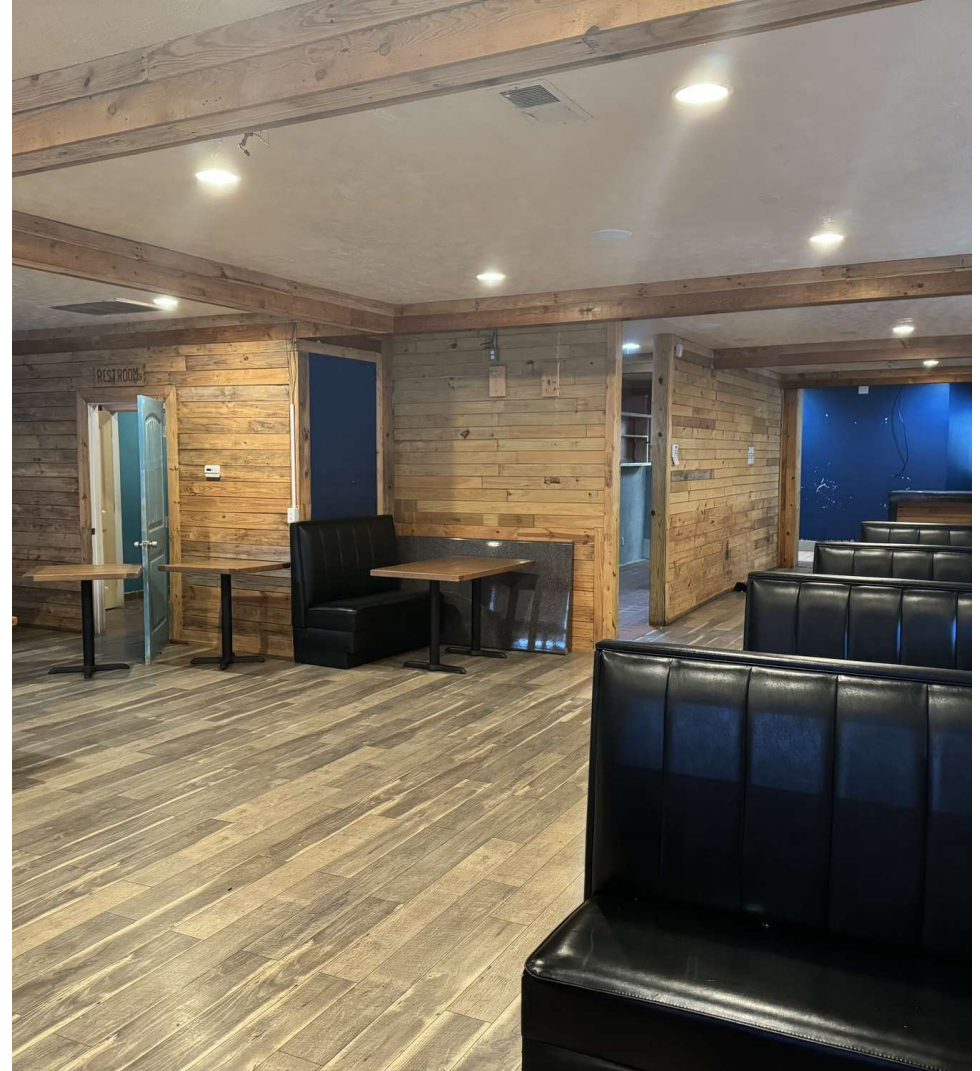
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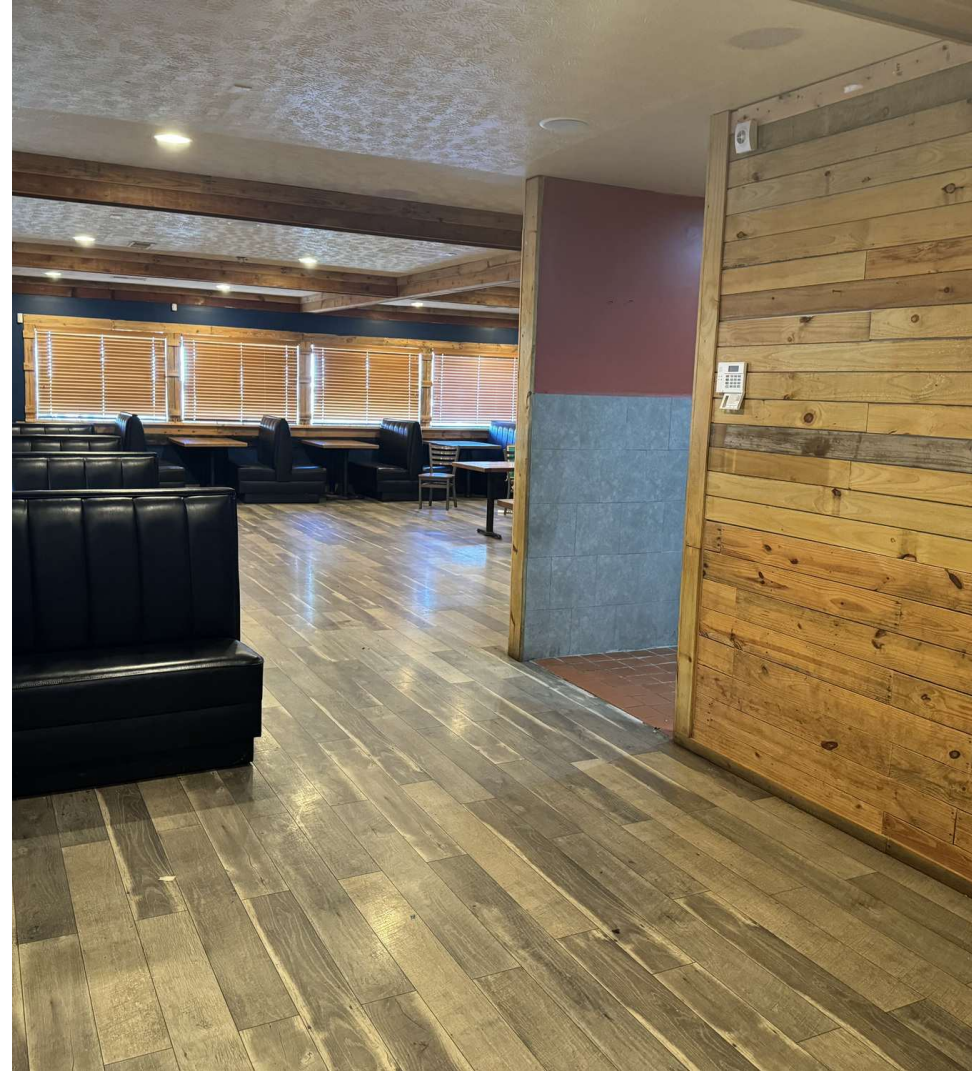
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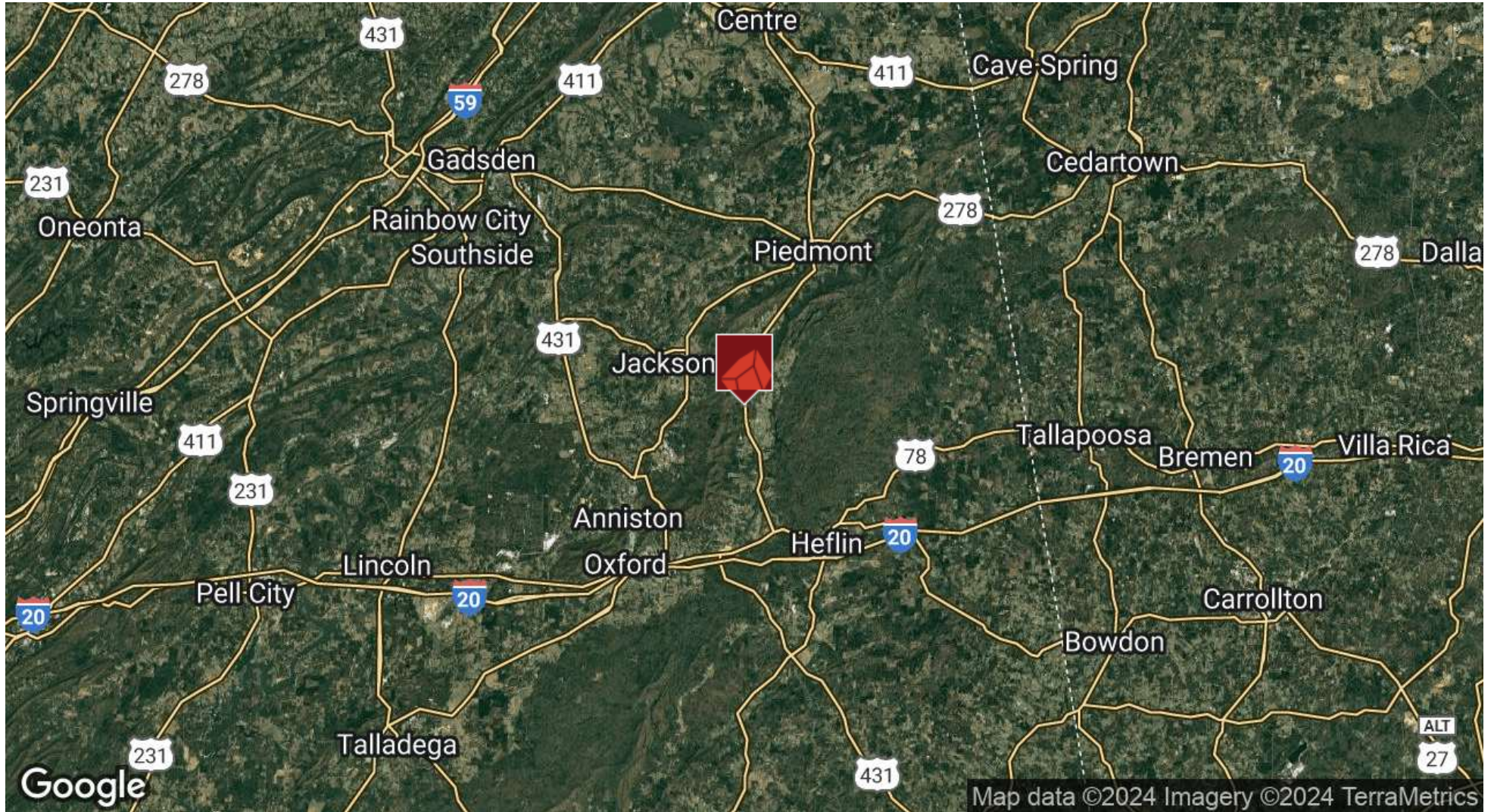
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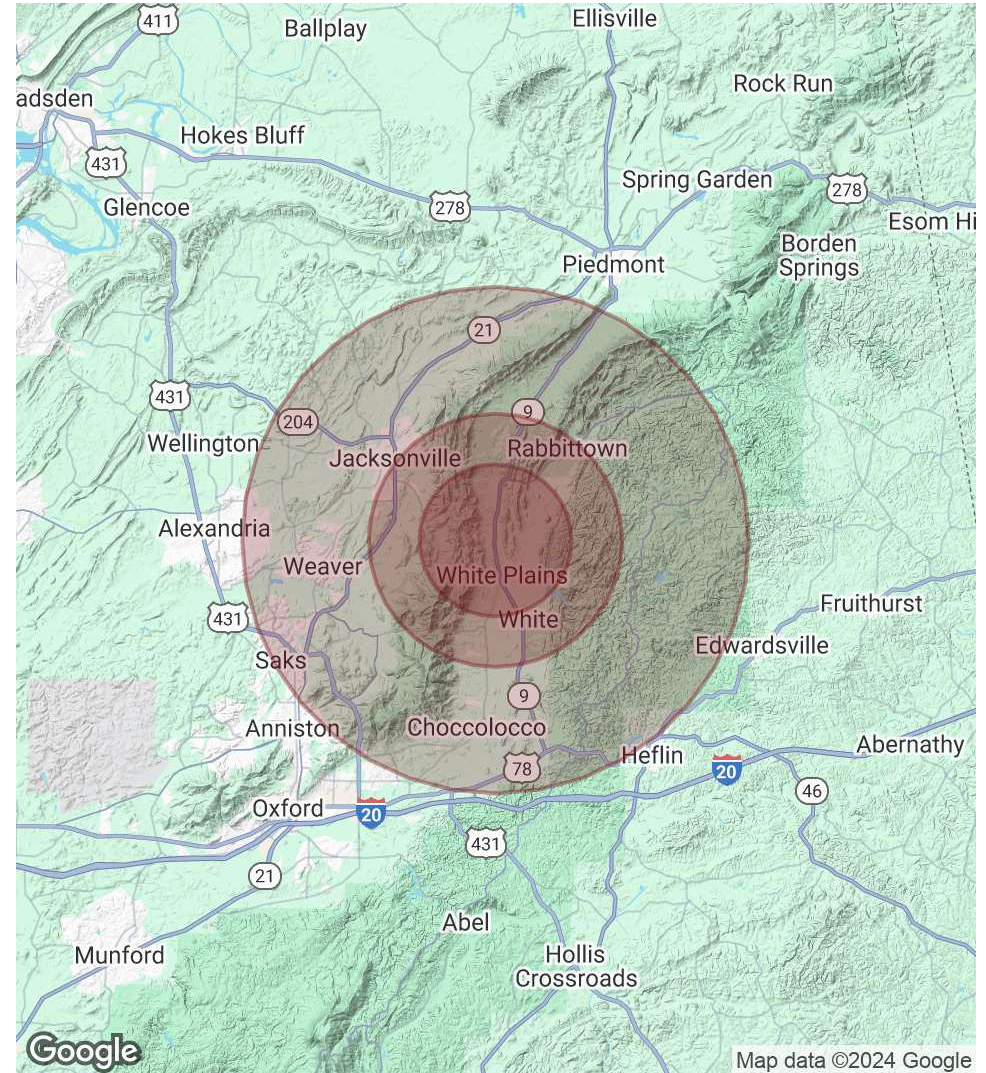
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	1,745	7,177	52,845
Average Age	41	40	40
Average Age (Male)	40	39	39
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	680	3,048	20,824
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$63,277	\$62,159	\$64,710
Average House Value	\$215,136	\$204,499	\$195,860

Demographics data derived from AlphaMap



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