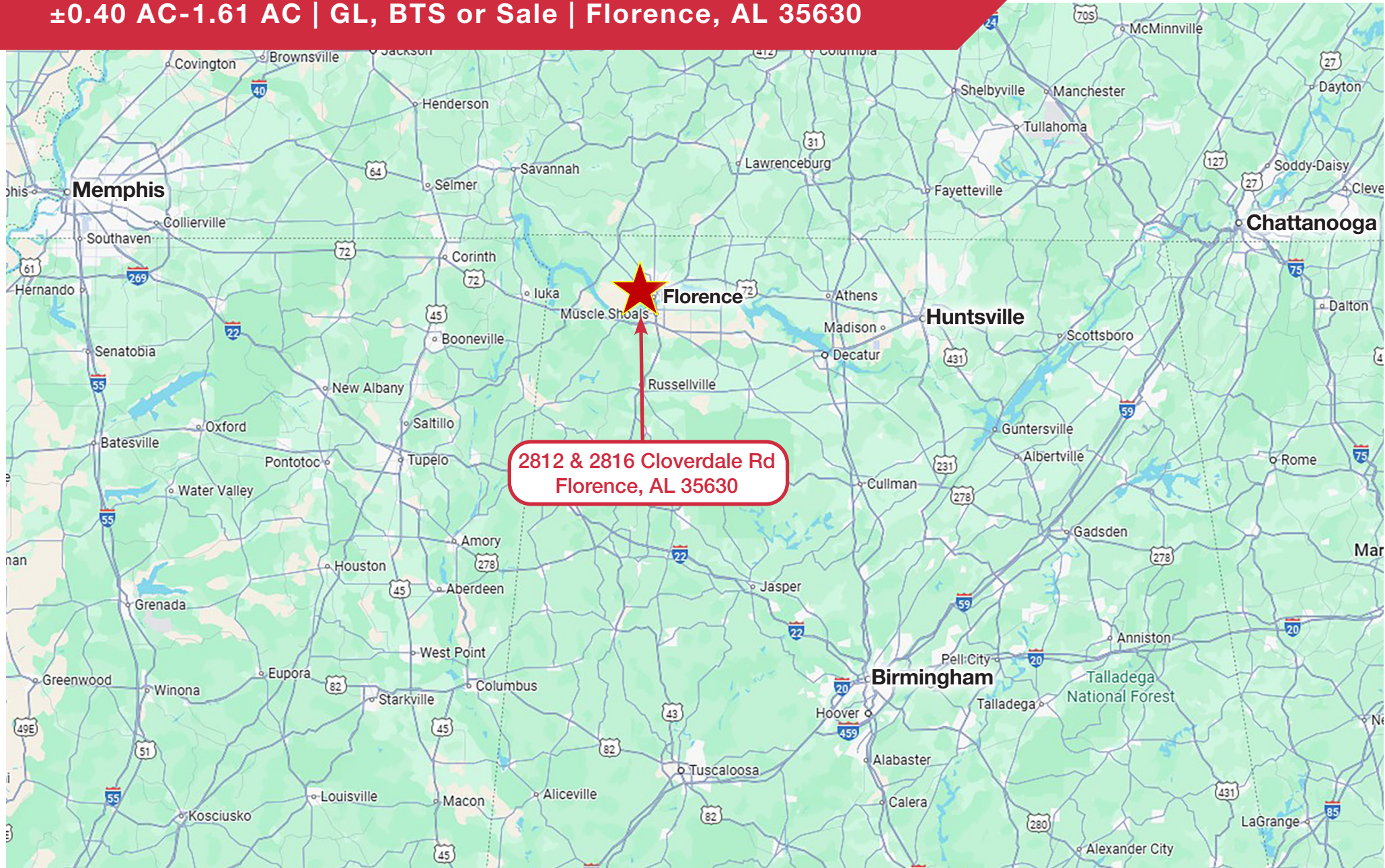


RETAIL DEVELOPMENT OPPORTUNITY

±0.40 AC-1.61 AC | GL, BTS or Sale | Florence, AL 35630



PROPERTY SUMMARY

- 0.4 AC - 1.61 AC For GL, BTS, or Sale.
- Outstanding retail development opportunity in a rapidly growing corridor
- Full access to Site
- Prime visibility in a corridor filled with Topo challenges
- Site offers approximately 260' of frontage on Cloverdale Road
- Surrounding retailers include: Walmart Supercenter, Culvers, Zaxby's, TVA Community Credit Union, Mister Car Wash, Dutch Bros Coffee, Slim Chickens, Taco Bell, McDonald's, Jack's Restaurant, and many more.
- ±21,509 VPD on Cloverdale Road
- **Price: Contact Broker For Details**



2025 Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	5,780	34,359	50,167
AVERAGE HH INCOME	\$77,791	\$73,343	\$73,203
HOUSEHOLDS	2,910	16,120	24,043

RETAIL AERIAL

2812 & 2816 Cloverdale Rd | Florence, AL 35633

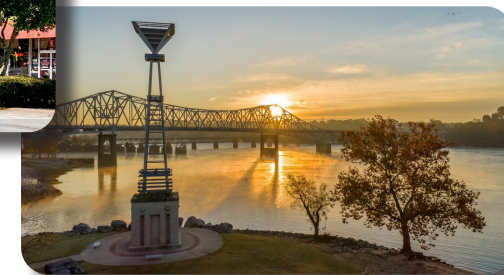


MARKET OVERVIEW

Florence, Alabama sits at the heart of the Shoals region and serves as the economic, cultural, and educational hub for northwestern Alabama. With its blend of historic charm, riverfront access, and a steadily diversifying economy, Florence offers a uniquely attractive backdrop for real estate investment or homeownership. Once known primarily for its manufacturing and transportation base, the city's economy has expanded to include strong sectors in healthcare, education, and tourism, helping to provide long-term stability and growth.

A major pillar of local employment is the healthcare sector, anchored by North Alabama Medical Center and its network of regional clinics. Higher education is another key contributor, with the University of North Alabama playing a vital role in workforce development, research, and community engagement. The area also maintains a strong manufacturing presence, with companies such as North American Lighting, Constellium, Tarkett Alabama, and Southwire supporting a robust industrial base. A range of smaller fabricators and advanced manufacturers further strengthens Florence's position as a regional center for production and innovation.

Beyond economics, Florence is known for its welcoming community and rich cultural life. The city is celebrated as the birthplace of W.C. Handy, the "Father of the Blues," and hosts the annual W.C. Handy Music Festival, which draws visitors from across the region. Its historic downtown features a lively mix of boutiques, restaurants, art galleries, and community events like "First Fridays." The city's architectural heritage includes the Rosenbaum House, Alabama's only Frank Lloyd Wright-designed home, and its location along the Tennessee River provides abundant opportunities for boating, fishing, and outdoor recreation.



Florence is well connected for both residents and businesses. The city is served by the Northwest Alabama Regional Airport in nearby Muscle Shoals, offering commercial flights to larger hubs. U.S. Route 72 provides a direct east-west route through northern Alabama, while the Port of Florence and regional rail service support transportation and logistics.

In terms of proximity, Florence offers small-city living with convenient access to major metropolitan areas. It lies about 100 miles from Birmingham, roughly 110 miles from Nashville, around 140 miles from Memphis, and approximately 200 miles from Atlanta. This accessibility, combined with Florence's economic diversity, cultural vibrancy, and scenic riverfront setting, makes it an ideal location for residents and investors seeking both value and quality of life in northwestern Alabama.