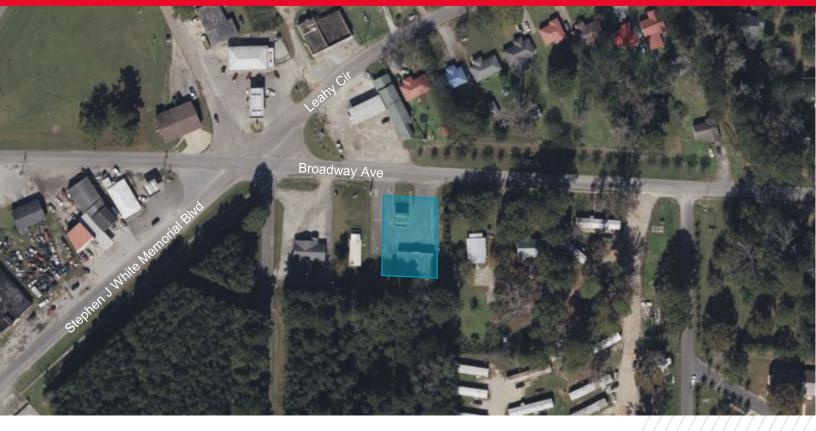


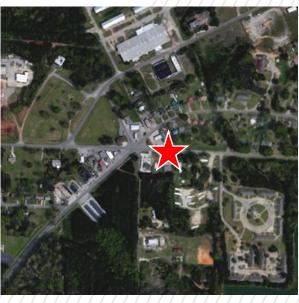
## FOR SALE 605 Broadway Avenue Talladega, Alabama



#### **PROPERTY HIGHLIGHTS**

This property is in a primarily residential area and has most recently been used as a convenience store. It is only a 5-minute drive to downtown Talladega, where there are various retail amenities. It is currently zoned C-1; the highest and best use is General Retail.

SALE PRICE	\$150,000		
		SIGNAGE TYPE	Pylon
LAND SF	14,810	1-MILE (POP.)	2,781
YEAR BUILT	1973	3-MILE (POP.)	12,830
PARKING	60+ Spaces	MED. INCOME	\$30,711
TRAFFIC COUNTS	16,094 VPD	SPACE USE	General Retail



#### JEFF SCHEIDEGGER Account Manager +1 314 384 8662

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# FOR SALE 605 Broadway Avenue Talladega, Alabama

#### **ADDITIONAL INFORMATION**

The site is near Talladega's Top Trails OHV park which brings in large amounts of visitors each year. Within a three-mile radius, there are 628 businesses, 6,629 daytime employees and 4,977 households with a median age of 38.4.



### **LEGAL INFORMATION**

TAX PARCEL ID	13-06-23-2-001-005.000
2023 RE TAXES	\$1,504.65
ZONING	C-1

#### Anniston Oxford 61 Birmingham Talladega National Fore Huevtown Be (280 McCalla Chelsea Lineville Pelham and Alabaster 280 Blocton Goodwate New Site Alexander City

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### Link to Letter of Intent

### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

### **OFFERING PROCESS**

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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Alexandria

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