



PROPERTY DESCRIPTION

1/2 acre available for Ground Lease. Property is located on the busy intersection of Hwy 78 and Magnolia St in Lincoln AL and roughly 1 mile from I20 and 1 mile from Honda Manufacturing Plant. Excellent opportunity for kiosk style Coffee, QSR or Dessert Concept.

PROPERTY HIGHLIGHTS

- Great Visibility
- Highest traffic in market: +/-12,000VPD
- Easy access from multiple roadways.
- Close proximity to other area high traffic businesses: Grocery, Pharmacy, Gym, Restaurants.
- Concrete parking lot and utilities already in place.

OFFERING SUMMARY

Lease Rate:	Call to Discuss
Lot Size:	0.5 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	193	1,502	4,281
Total Population	420	3,120	8,703
Average HH Income	\$52,972	\$50,787	\$52,161

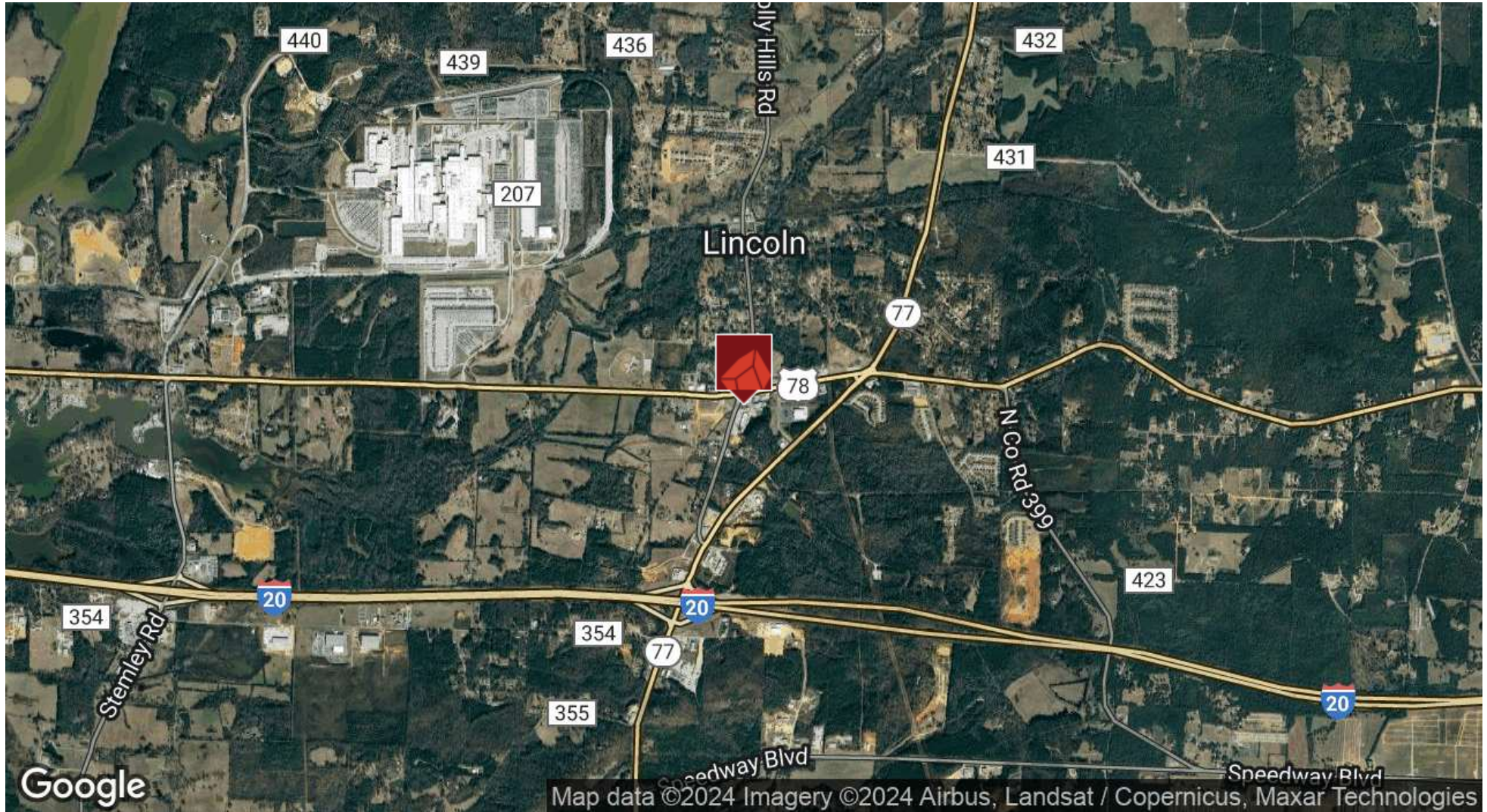
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