

FOR SALE:

3 INFILL LOTS LOCATED
IN ONE OF NORTHPORT'S
BUSIEST SHOPPING CENTERS

4419 HIGHWAY 43 NORTH, NORTHPORT, AL 35473

Lot 1 \$399,000

Lot 3 \$499,000

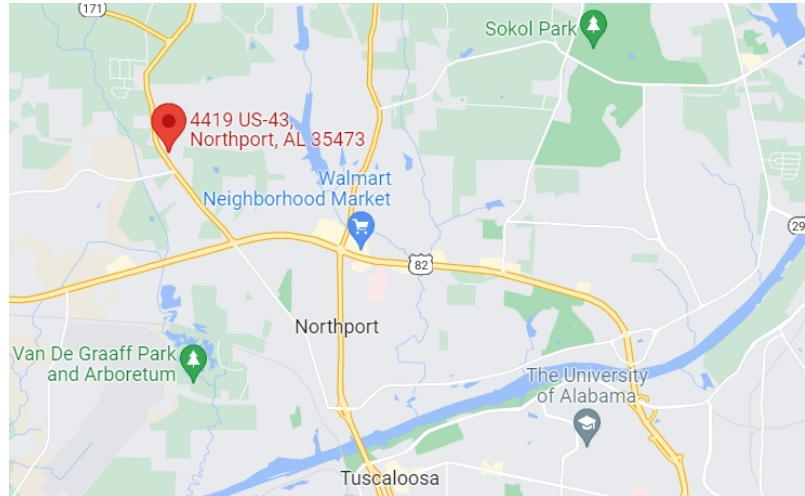
Lot 5 \$350,000

PROPERTY OVERVIEW:

- Zoning: C-3 (General Commercial District)
- Turn-key lots ready for development, access in place no ALDOT permits needed
- Join an excellent tenant mix that drives customers daily
- US Hwy 43 traffic counts are 23,000
- Northport is booming and these lots are on the main traffic corridor

DIRECTIONS:

From I 59/20 take merge onto AL-69/ I-359 N toward Tuscaloosa. Continue straight onto Lurleen B. Wallace Blvd. N. for about 2.6 miles then turn left onto McFarland Blvd. After about 1 mile turn right onto Highway 43 North and property is about 1 mile on the right.



	1 MILE	3 MILE	5 MILE
POPULATION	3,909	26,119	89,576
HOUSEHOLDS	1,693	10,423	29,391
MEDIAN AGE	39.6	38.8	27.5
MEDIAN HH INCOME	\$75,107	\$71,008	\$60,670
% ANY COLLEGE	19.1%	21.2%	17.5%
DAYTIME POPULATION	3,824	28,993	107,125



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