

Eufaula, Alabama

Hard Corner Available



Outparcel Opportunity Adjacent to Walmart Supercenter

3200 S Eufaula Ave,
Eufaula, Alabama 36027
Barbour County

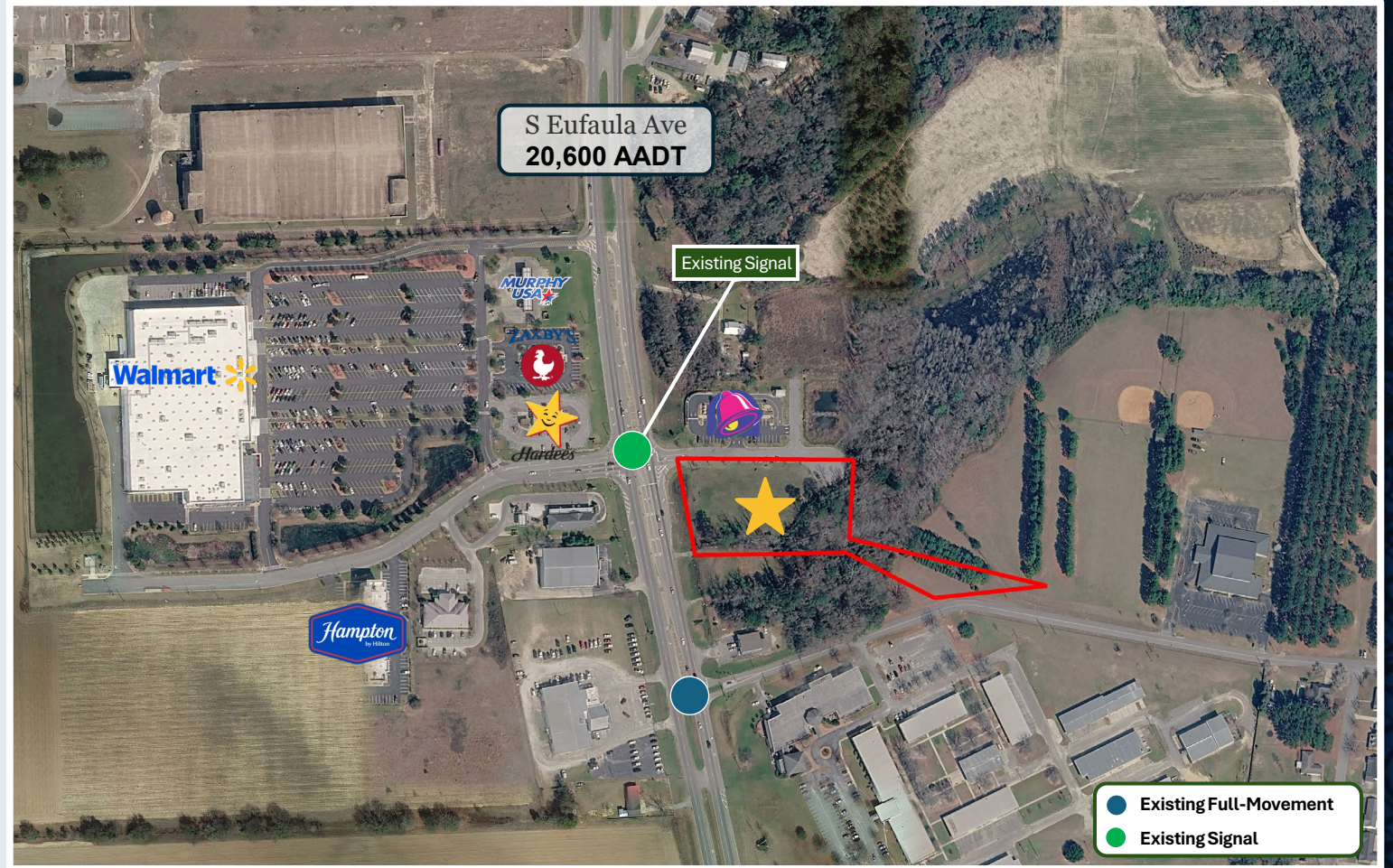


Size: ±2.5 acres

Available: GL or BTS

Zoning: COMM

Pricing: Call or email for pricing information



Contact: Trey Conway // Cell: (770) 861-4489 // Email: Trey@sterngrp.com

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Site & Retail Highlights

Anchored by Walmart Supercenter

- Directly across from Walmart Supercenter #1638, the dominant traffic driver in the trade area
- One of the last large-format pads on the immediate Walmart block

US-431 Regional Corridor

- Primary arterial connecting the Atlanta metro to the Florida Gulf Coast
- Last major commercial stop southbound, first major stop northbound

Regional Trade-Area Capture

- Only full-service commercial market within a 45-minute drive (Dothan 51 mi south, Columbus 47 mi north)
- Serves a consolidated rural population with no competing retail

Drive-Time Demographics

2023

	15-MIN	25-MIN	35-MIN
Population (2023)	14,268	19,153	29,377
Total Households	5,906	7,973	12,118
Avg HH Income	\$53,547	\$53,613	\$52,160
Median HH Income	\$37,339	\$37,599	\$36,615

