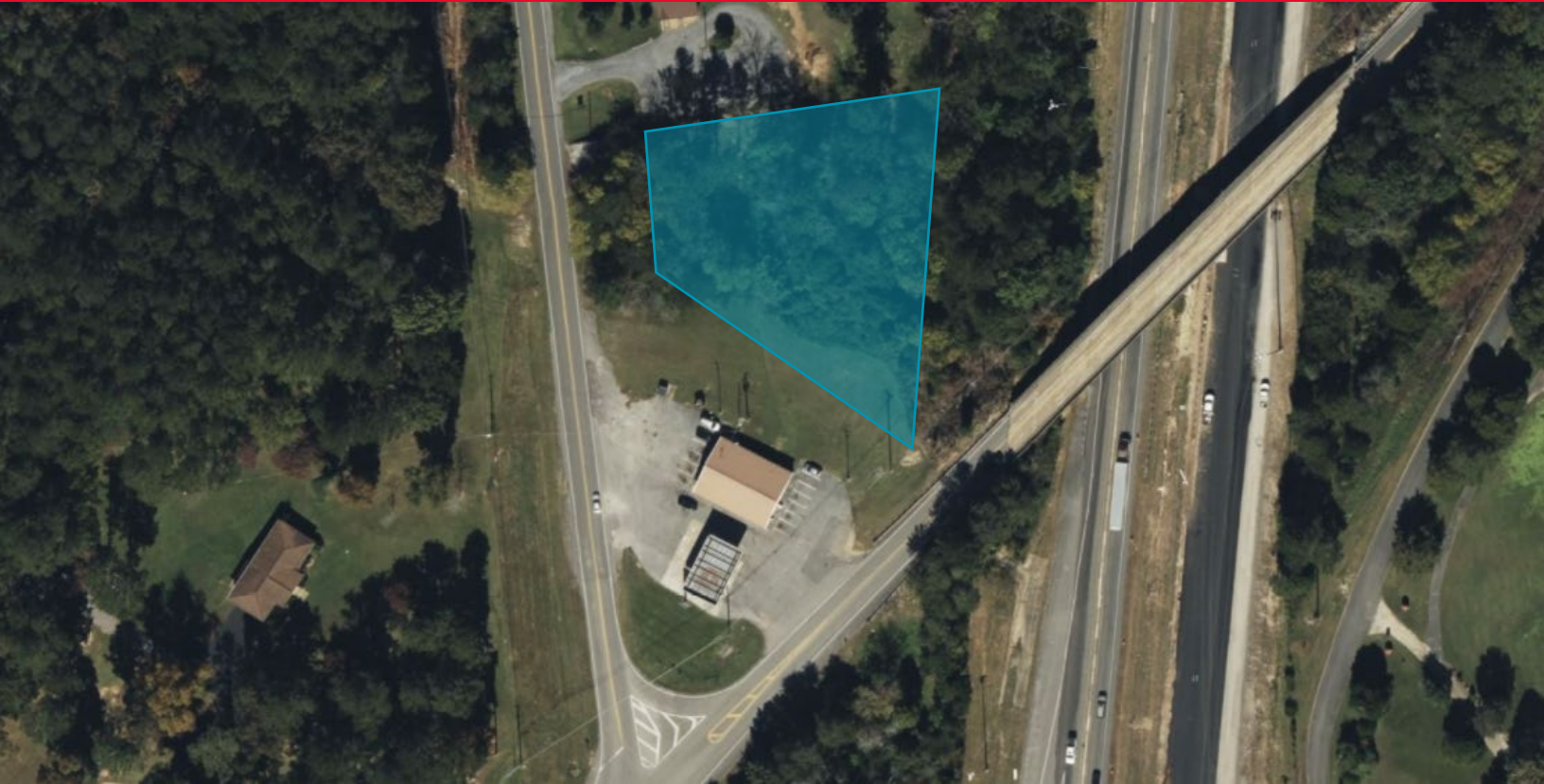


## FOR SALE

5202 Greenhill Blvd  
Fort Payne, AL



### PROPERTY HIGHLIGHTS

This property is located behind the triangle intersection just 4.4 miles off I-59 and is 0.87 acres. This property offers excellent potential for retail, service, or mixed commercial use, benefiting from its proximity to a major thoroughfare and nearby national retailers. With flexible C3 zoning, the site allows for a wide range of commercial development possibilities.

|                   |          |
|-------------------|----------|
| <b>SALE PRICE</b> | \$50,000 |
|-------------------|----------|

|                |        |
|----------------|--------|
| <b>LAND SF</b> | 37,813 |
|----------------|--------|

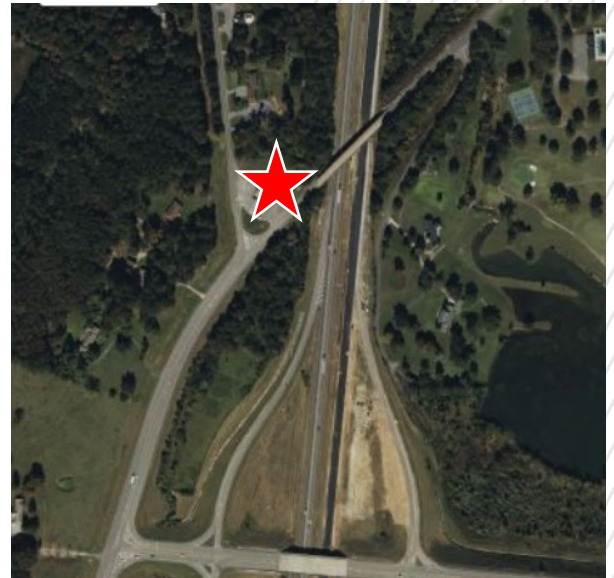
|                       |           |
|-----------------------|-----------|
| <b>TRAFFIC COUNTS</b> | 7,146 VPD |
|-----------------------|-----------|

|                  |                |
|------------------|----------------|
| <b>SPACE USE</b> | General Retail |
|------------------|----------------|

|                      |     |
|----------------------|-----|
| <b>1-MILE (POP.)</b> | 440 |
|----------------------|-----|

|                      |       |
|----------------------|-------|
| <b>3-MILE (POP.)</b> | 4,838 |
|----------------------|-------|

|                    |          |
|--------------------|----------|
| <b>MED. INCOME</b> | \$54,199 |
|--------------------|----------|



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## FOR SALE

**5202 Greenhill Blvd**  
Fort Payne, AL

### ADDITIONAL INFORMATION

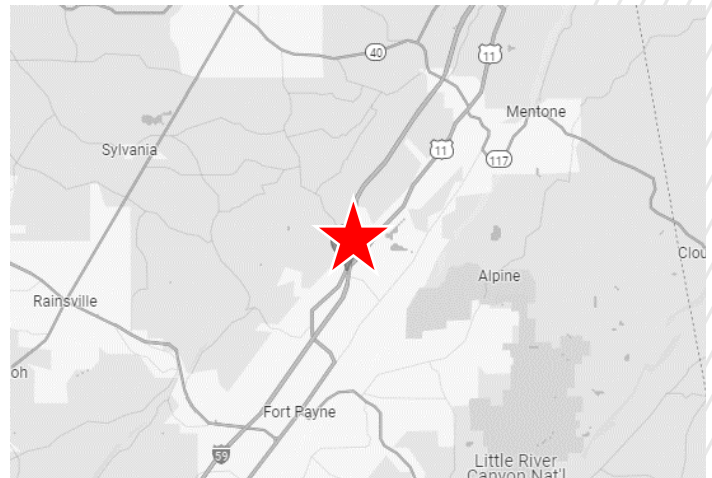
This site is located just off I-59; It is 45 minutes away from Chattanooga, TN and 1.5 hours away from Birmingham, AL, making it an ideal resting spot between the two cities.



### LEGAL INFORMATION

|                      |                        |
|----------------------|------------------------|
| <b>TAX PARCEL ID</b> | 14-05-16-0-000-010.011 |
| <b>2023 RE TAXES</b> | \$2,006.10             |
| <b>ZONING</b>        | C3                     |

### [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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