



retail specialists

Your Retail Real Estate Experts

# 22,869 SF Opportunity Off I-20

134 Elm Street Oxford, AL 36203



**FOR SALE/LEASE**

## Property Highlights

- 22,869 SF building Available for Sale or Lease
- Conveniently situated right off the I-20 exchange
- Situated in ASC zoning, allowing for a wide range of business uses
- Generous on-site parking to accommodate employees and customers
- Call for more information and pricing



SQ FT  
22,869



TRAFFIC  
16,685 VPD



ACCESS  
Interstate

### Demographics

	3 mile	5 mile	10 mile
Population	18,597	40,749	73,594
Households	7,655	16,709	30,020
Daytime Pop	21,086	45,946	77,582
Med HH Income	\$58,742	\$58,269	\$55,531

Reid Peacock rpeacock@retailspecialists.com 205.527.2633

David Ashford, CCIM dashford@retailspecialists.com 205.999.6552





retail specialists

# 22,869 Opportunity

134 Elm Street Oxford, AL 36203

## Market Aerial



**FOR SALE/LEASE**

Reid Peacock rpeacock@retailspecialists.com 205.527.2633

David Ashford, CCIM dashford@retailspecialists.com 205.999.6552