

EXCESS RACEWAY LAND

2303 State Highway 20 Decatur, AL 35601



LAND FOR SALE | Pad with Frontage on Hwy 20 Available

Property Highlights

- 0.84 acre pad available for sale
- Great visibility on Hwy 20
- Adjacent to high-traffic generator gas station
- High traffic counts
- Located just 3 miles from Decatur's main retail corridor

Demographics	3 Miles	5 Miles	10 Miles
Total Households	4,292	19,563	31,910
Total Population	19,472	49,156	80,606
Median HH Income	\$38,231	\$41,750	\$48,073

Traffic Counts

28,090 VPD

ALEX MCCAULEY
205.314.0396
alex@retailspecialists.com

JOE STRAUSS, CCIM
205.490.2831
jstrauss@retailspecialists.com

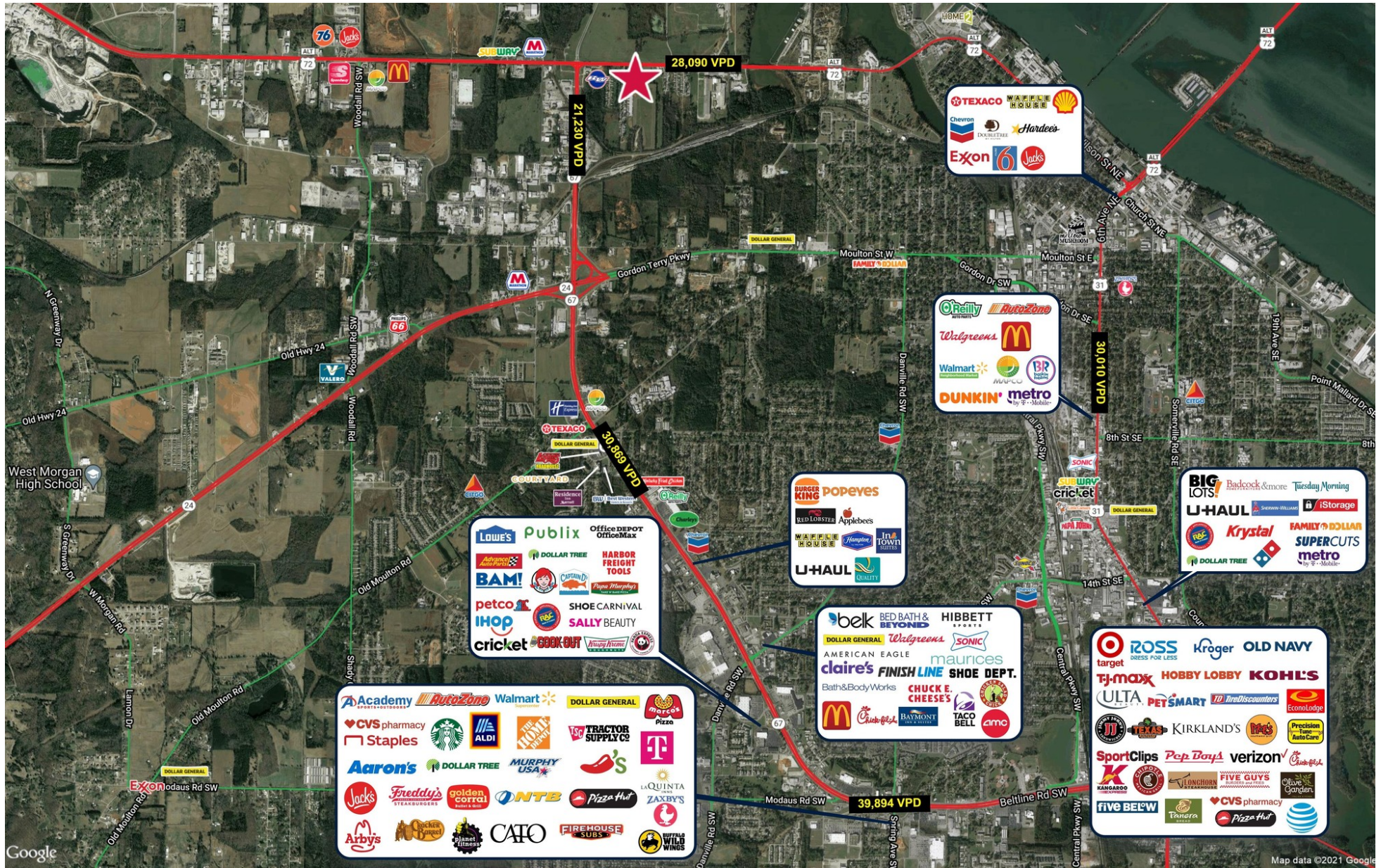
No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability for error or omissions.

RETAIL SPECIALISTS
Birmingham | Atlanta
retailspecialists.com

EXCESS RACEWAY LAND

2303 State Highway 20 Decatur, AL 35601

MARKET AERIAL | FOR SALE



ALEX MCCAULEY
205.314.0396
alex@retailspecialists.com

JOE STRAUSS, CCIM
205.490.2831
jstrauss@retailspecialists.com

No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability for error or omissions.

RETAIL SPECIALISTS
Birmingham | Atlanta
retailspecialists.com



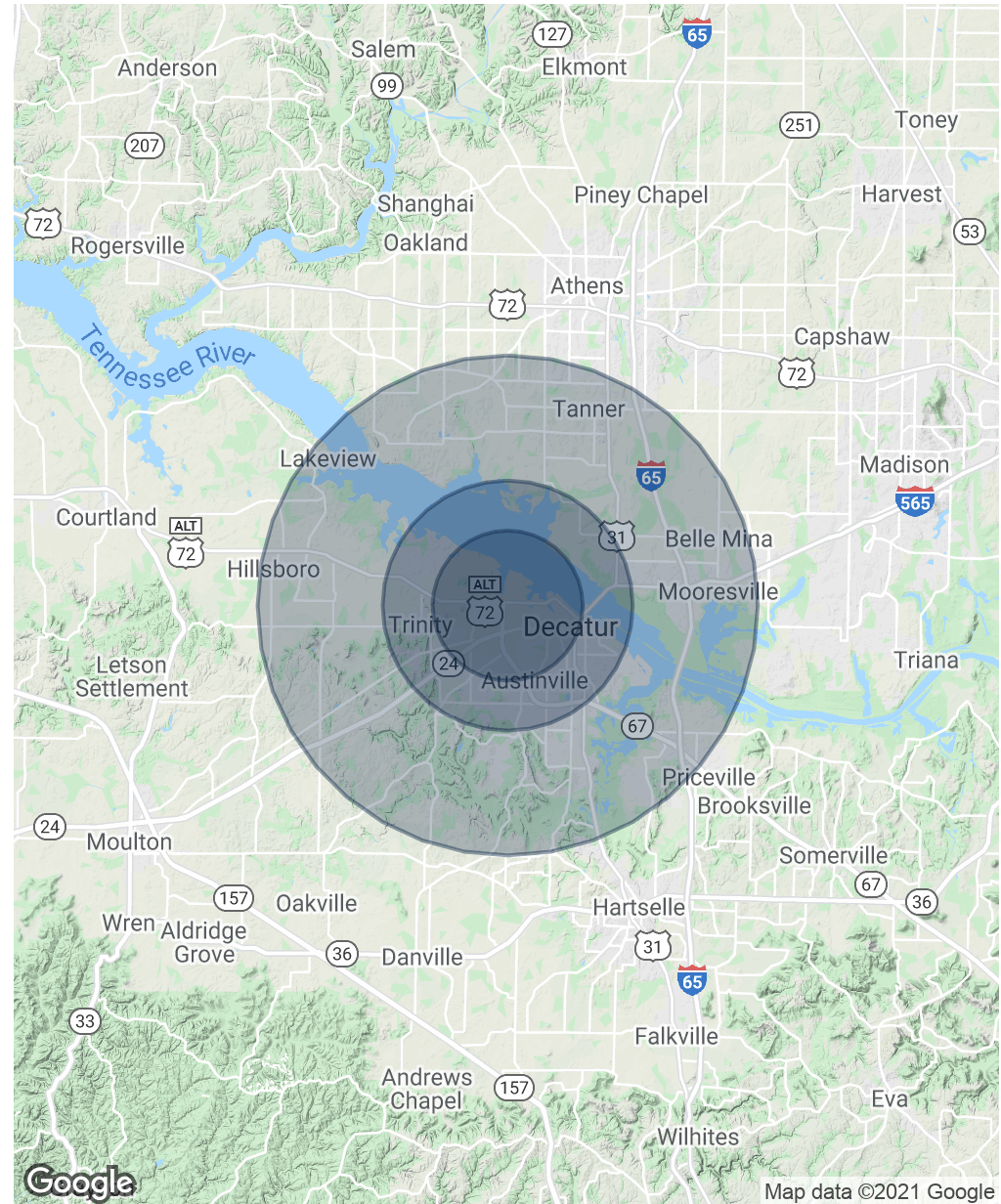
EXCESS RACEWAY LAND

2303 State Highway 20 Decatur, AL 35601

Population	3 Miles	5 Miles	10 Miles
Total Population	19,472	49,156	80,606
Average age	38.6	39.1	40.2
Growth Rate (5 Year)	2.13%	1.97%	2.10%
Daytime Population	27,319	73,521	101,713

Households & Income	3 Miles	5 Miles	10 Miles
Total households	4,292	19,563	31,910
# of persons per HH	2.5	2.4	2.4
Average house value	\$131,500	\$148,451	\$172,114
Median HH Income	\$38,231	\$41,750	\$48,073

* Demographic data derived from SiteWise Pro



ALEX MCCAULEY
205.314.0396
alex@retailspecialists.com

JOE STRAUSS, CCIM
205.490.2831
jstrauss@retailspecialists.com

No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability for error or omissions.