



AVAILABLE

FORMER RESTAURANT

1205 HWY-21 • OXFORD, AL 36203

CBRE

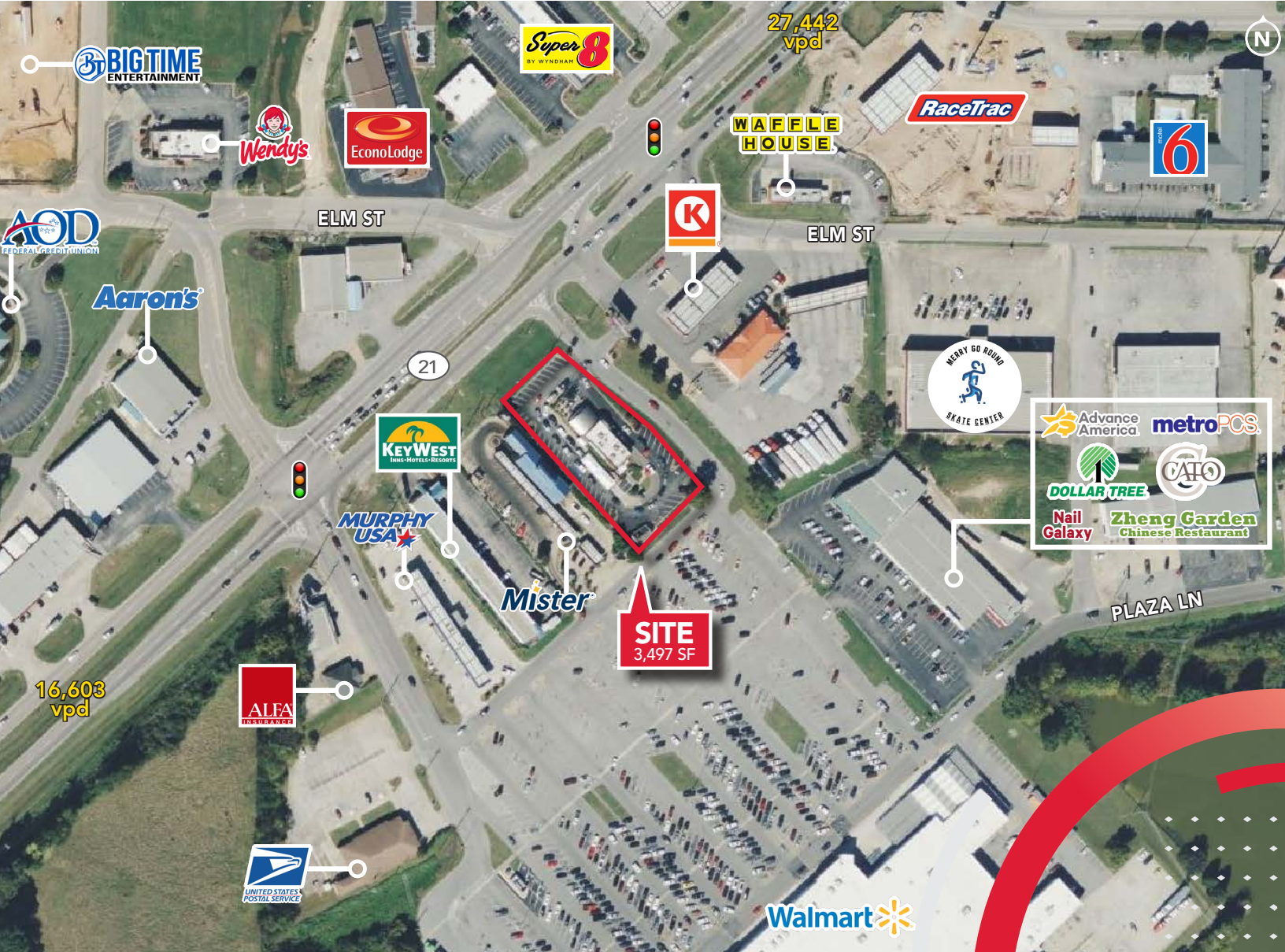


Property Overview

EXCELLENT VISIBILITY

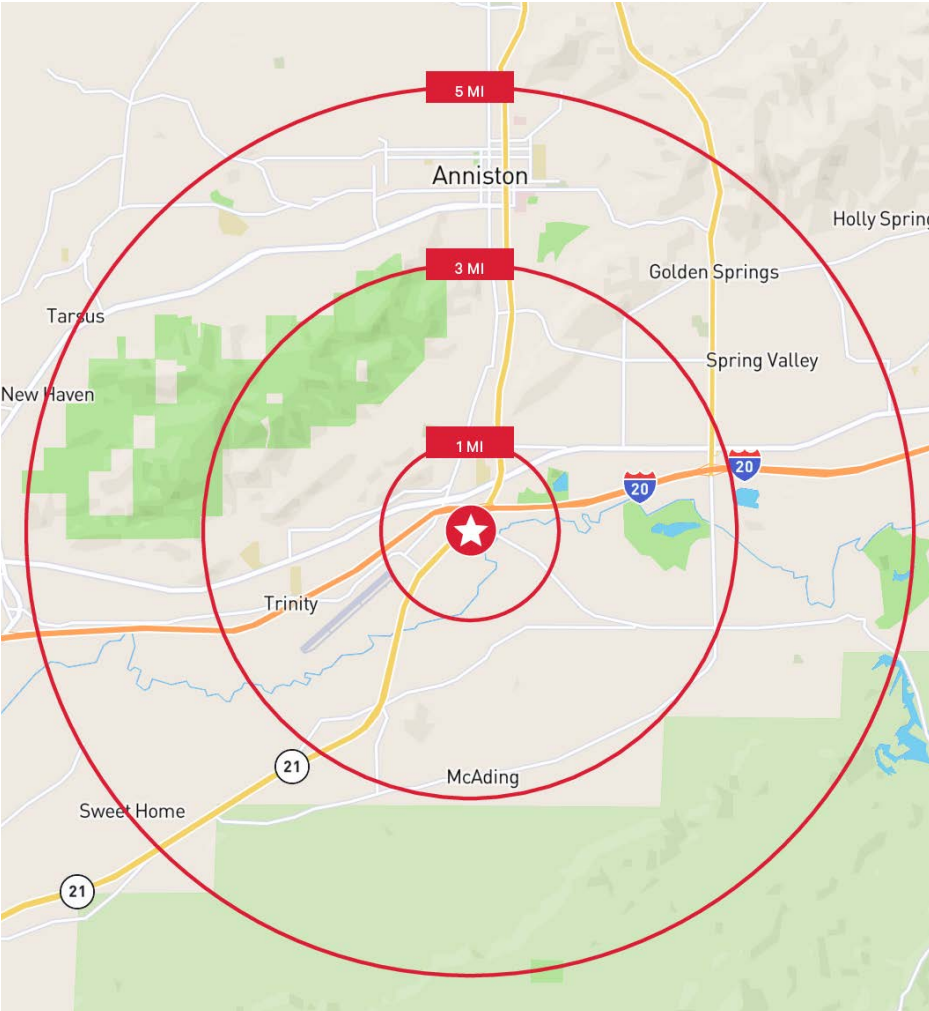
This former QSR restaurant is located along the highly traveled State Highway 21 corridor. Situated on 0.96 acres, this property is surrounded by many national and local retailers, including a Walmart Supercenter. Highlights include:

- 3,497 sq. ft. freestanding building with a drive thru and outdoor seating
- Multiple access points into the site include connectivity to WMSC signal on AL-21
- Zoned: Area Shopping Center District (ASC)
- Pylon signage can be seen from I-20
- Easily accessible from I-20 and US-79
- Anniston Municipal Airport is just west of the site
- Located one mile south of Quintard Mall
- Talladega Superspeedway is located within 20 minutes of the site



Demographics

*2020 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	MEDIAN HH INCOME	TOTAL HOUSEHOLDS	MEDIAN AGE
1 MILE	2,232	5,120	\$31,438	807	39.5
3 MILES	18,833	22,789	\$55,329	7,474	39.6
5 MILES	41,296	51,323	\$49,345	16,758	41.7
5 MINUTES	9,178	13,368	\$56,632	3,556	39.1
10 MINUTES	31,234	40,081	\$53,998	12,477	40.8
15 MINUTES	57,620	66,510	\$46,963	23,185	41.1



BUSINESSES (3 MI)

- 1,022

EMPLOYEES (3 MI)

- 14,080

MAJOR EMPLOYERS

- Anniston Army Depot
- Honda Manufacturing
- N.E. AL Regional Medical Center

MAJOR TRAFFIC GENERATORS

- Quintard Mall
- Oxford Exchange
- Gadsden State Community College

AREA HOTELS

15 Hotels / 1,183 Rooms

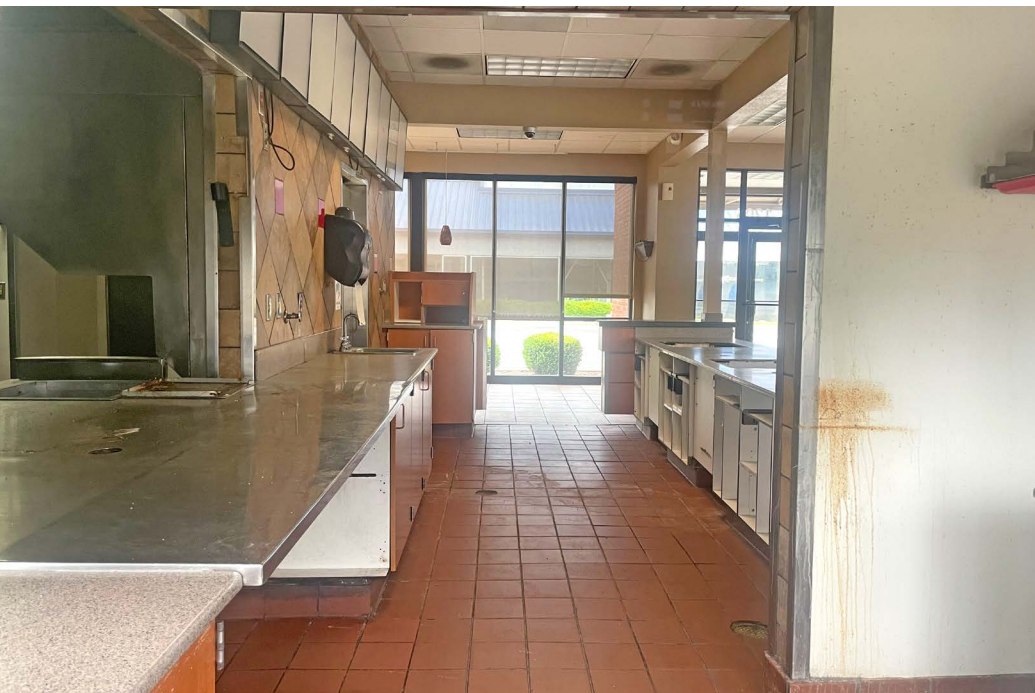
Property Photos



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