

FOR SALE

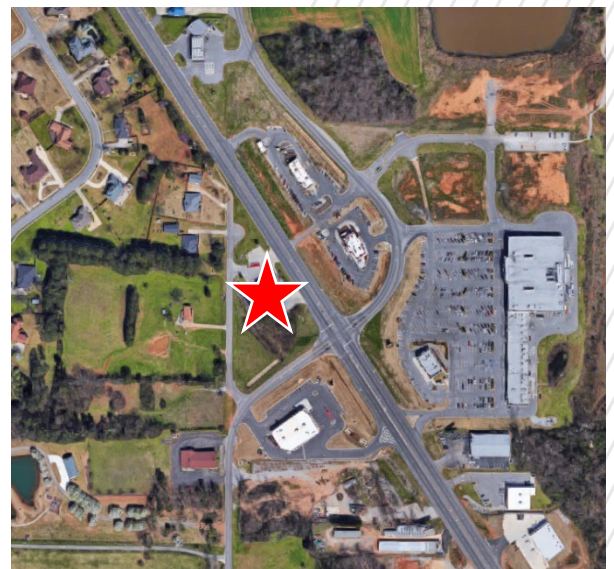
**Highway 53 & Jeff Road
Harvest, Alabama**



PROPERTY HIGHLIGHTS

This property is located across from Publix on Highway 53 and is next to a convenience store. The site is only a 19-minute drive from Downtown Huntsville, the most populous and rapid-growing city in Alabama.

BUILDING SF	N/A	SIGNAGE TYPE	TBD
LAND AC	19,213 sqft.	3-MILE (POP.)	16,255
YEAR BUILT	1997	10-MILE (POP.)	218,525
PARKING	Plentiful	MED. INCOME	\$110,881
TRAFFIC COUNTS	~20,000 VPD	SPACE USE	General Retail



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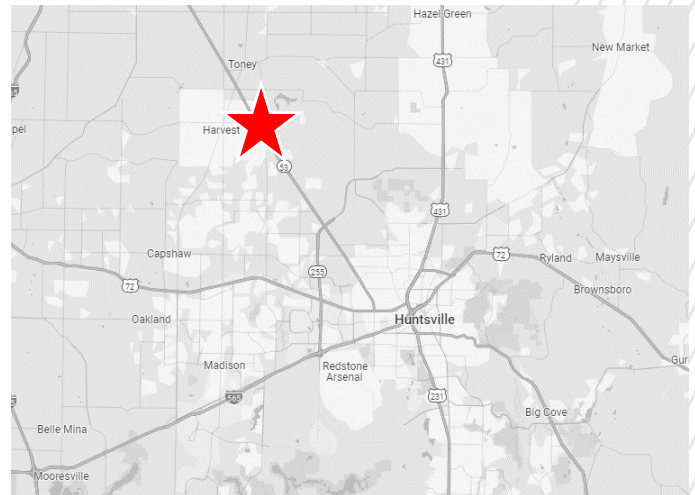
ADDITIONAL INFORMATION

The site is across Highway 53 from Publix in a highly-trafficked area. The supermarket boasts around 890.3K visits per year by 67.2K unique visitors. It is also only 3 minutes from Sparkman High School and is close to numerous quick service restaurants.



LEGAL INFORMATION

TAX PARCEL ID	06-06-23-0-000-006.003
2023 RE TAXES	\$5,850.13
ZONING	General Retail



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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