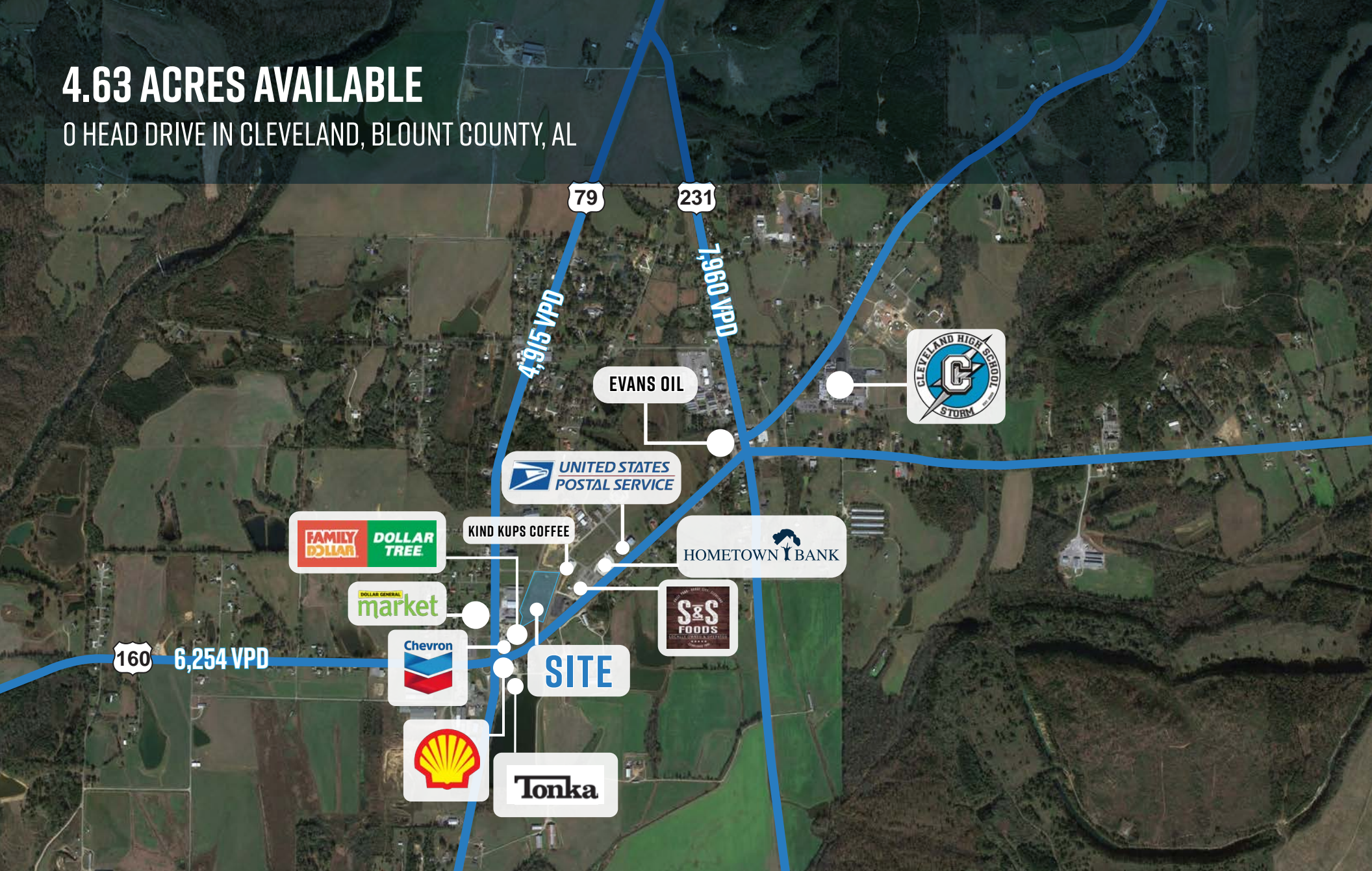


4.63 ACRES AVAILABLE

0 HEAD DRIVE IN CLEVELAND, BLOUNT COUNTY, AL



CONTACT:

JOE BOYD | CSM/CMD

OFFICE: 843.973.8283 | MOBILE: 843.906.7751

JOE@TWINRIVERSCAP.COM

656 ELLIS OAK AVENUE
CHARLESTON, SC 29412





OFFERING SUMMARY

PRICE	CALL FOR INFORMATION
LAND AREA	4.63 AC
PARCEL #	1504180003021009
ZONING	COMMERCIAL, BLOUNT COUNTY, CLEVELAND TRADE CENTER SUBDIVISION

INVESTMENT HIGHLIGHTS



SHARED ACCESS WITH
NEW FAMILY DOLLAR
TREE COMBO STORE



VPD ON HIGHWAY
160 = 6,254



3-MILE HHI \$54,123
(MEDIAN) \$71,063
(AVERAGE)



ZONED COMMERCIAL
WITH UTILITIES



DIRECT ACCESS TO
HWY. 79 & 160



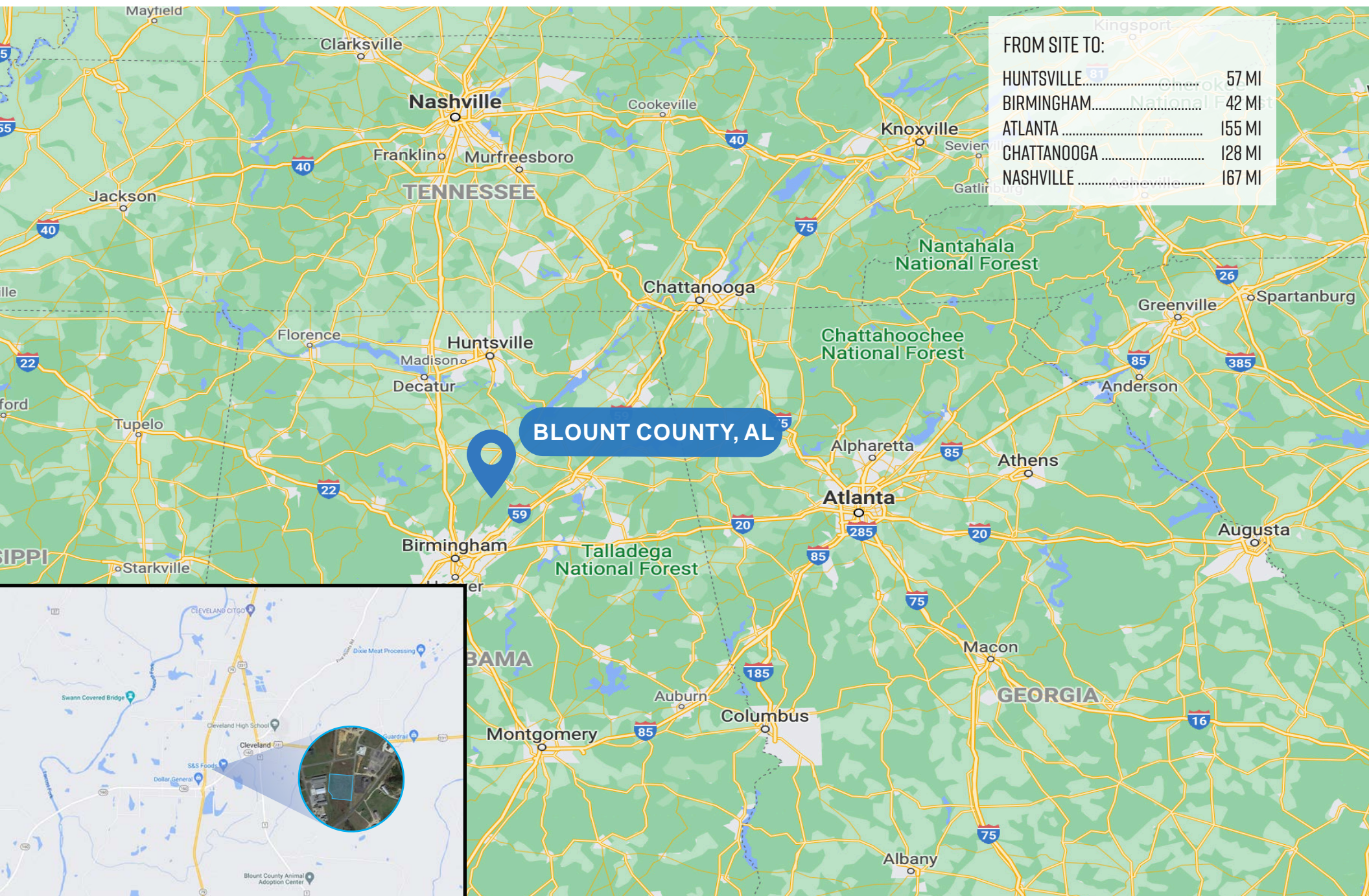
EXCELLENT VISIBILITY
AT INTERSECTION

JOE BOYD

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LOCATION OVERVIEW

CLEVELAND, AL
0 HEAD DRIVE IN CLEVELAND



HIGH AERIAL

CLEVELAND, AL
0 HEAD DRIVE IN CLEVELAND



MID AERIAL

CLEVELAND, AL
O HEAD DRIVE IN CLEVELAND



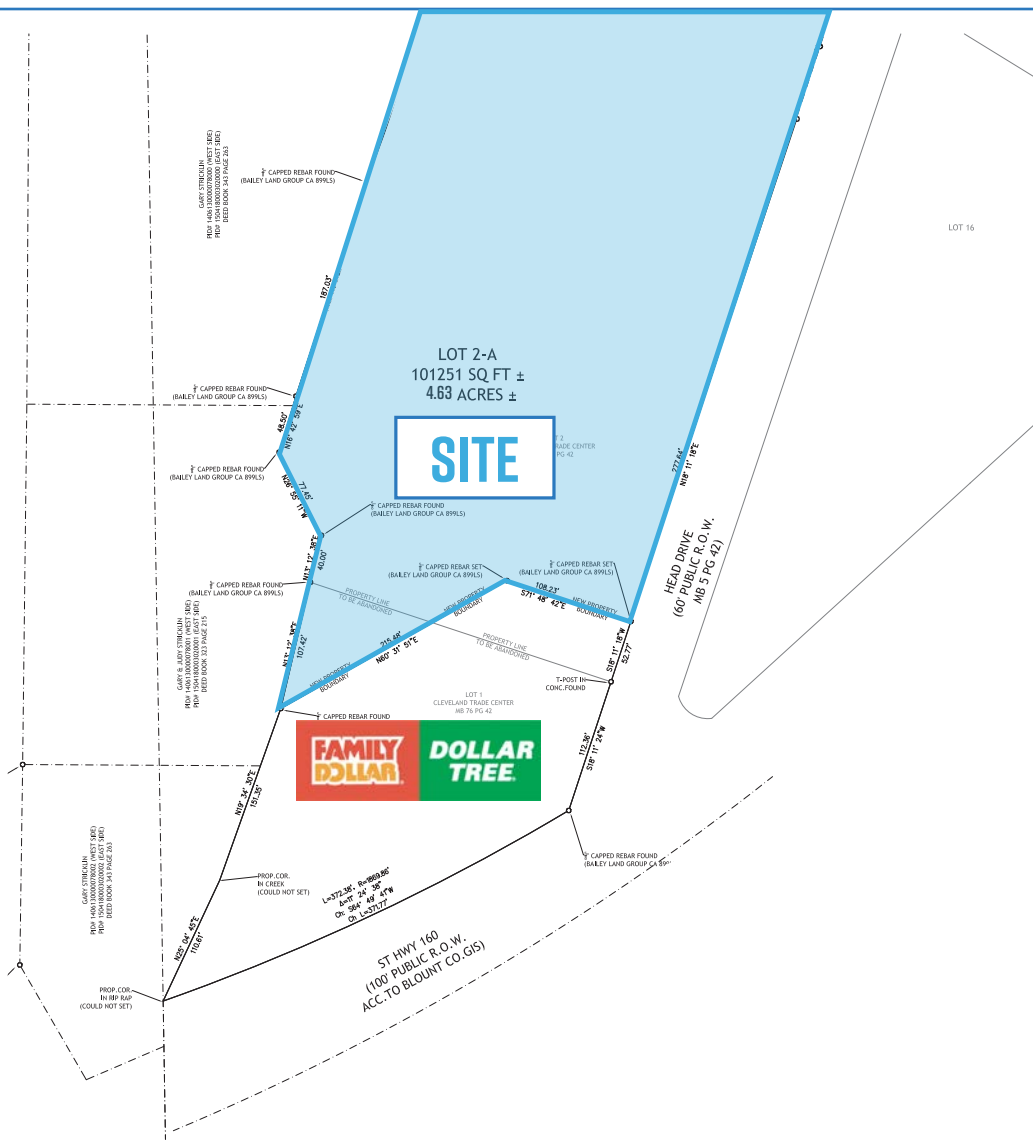
SITE AERIAL

CLEVELAND, AL
0 HEAD DRIVE IN CLEVELAND



SITE PLAN

CLEVELAND, AL

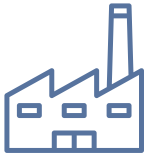


CITY OVERVIEW | CLEVELAND, AL

CLEVELAND, AL

0 HEAD DRIVE IN CLEVELAND

BUSINESS



TONKA CORPORATION

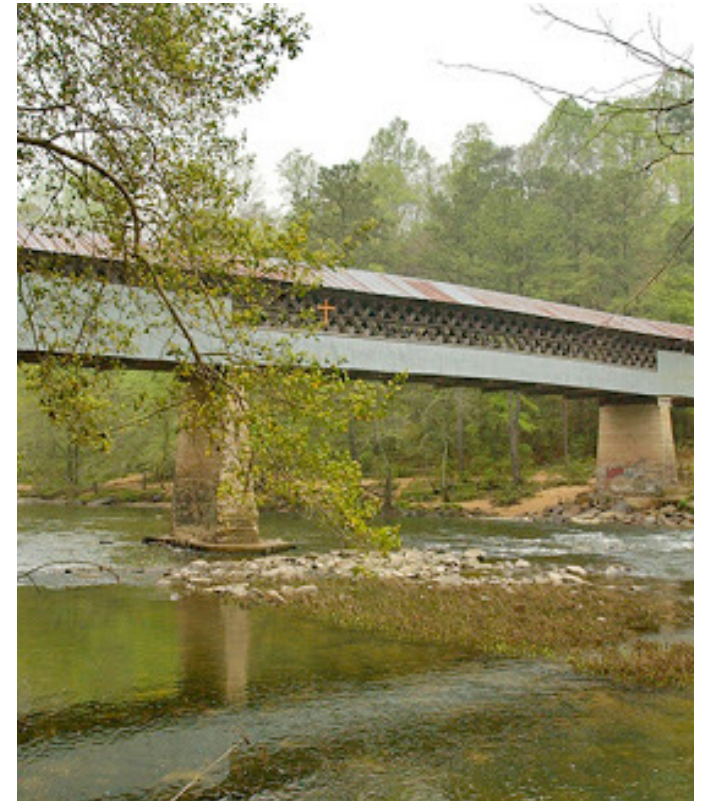
LOCATED AT CLEVELAND, AL WITH A DISTANCE OF 0.5 MILE FROM SITE.



HIGHWAY
STATE ROUTE 79



BIRMINGHAM-SHUTTLESWORTH
INTERNATIONAL AIRPORT



LIFESTYLE / INDUSTRIES



PARKS
PALISADES
PARK



MEDIAN HOUSEHOLD
INCOME
\$58,669 ON A 10 MI RANGE



POPULATION
30,599 ON A 10 MI RANGE



AVERAGE HOUSEHOLD
INCOME
\$83,938 ON A 10 MI RANGE

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DEMOGRAPHICS

CLEVELAND, AL

0 HEAD DRIVE IN CLEVELAND



AVERAGE HOUSEHOLD SIZE
10 MILE RANGE



LEADING INDUSTRIES

RETAIL TRADE, HEALTH CARE & SOCIAL
ASSISTANCE, EDUCATIONAL SERVICES,
MANUFACTURING, CONSTRUCTION,
FINANCE & INSURANCE,
TRANSPORTATION & WAREHOUSING,
WHOLESALE TRADE, UTILITIES,
AGRICULTURE, MINING

2024 SUMMARY	3 MILE	5 MILES	10 MILES
POPULATION	2,914	5,987	30,599
HOUSEHOLDS	1,092	2,296	11,629
FAMILIES	772	1,630	8,198
AVERAGE HOUSEHOLD SIZE	2.65	2.59	2.58
OWNER OCCUPIED HOUSING UNITS	864	1,806	8,987
RENTER OCCUPIED HOUSING UNITS	228	490	2,642
MEDIAN AGE	38.5	39.3	41.5
MEDIAN HOUSEHOLD INCOME	\$54,123	\$56,866	\$58,669
AVERAGE HOUSEHOLD INCOME	\$71,063	\$77,595	\$83,938
2029 SUMMARY	3 MILE	5 MILES	10 MILES
POPULATION	2,923	6,044	30,886
HOUSEHOLDS	1,104	2,334	11,811
FAMILIES	778	1,652	8,311
AVERAGE HOUSEHOLD SIZE	2.63	2.57	2.57
OWNER OCCUPIED HOUSING UNITS	894	1,879	9,349
RENTER OCCUPIED HOUSING UNITS	210	455	2,462
MEDIAN AGE	38.6	39.4	41.9
MEDIAN HOUSEHOLD INCOME	\$60,831	\$64,111	\$67,587
AVERAGE HOUSEHOLD INCOME	\$79,877	\$87,960	\$96,133



CLEVELAND, AL

CLEVELAND IS A TOWN IN CENTRAL BLOUNT COUNTY, ALABAMA. CLEVELAND IS 42 MILES NORTHEAST OF BIRMINGHAM AND 57 MILES SOUTH OF HUNTSVILLE. THE MOST COMMON INDUSTRIES IN CLEVELAND ARE CONSTRUCTION; EDUCATIONAL SERVICES; HEALTH CARE; AGRICULTURE, FORESTRY, FISHING AND HUNTING; FOOD; TRUCK TRANSPORTATION; AND PUBLIC ADMINISTRATION. THE NATIONAL REGISTER-LISTED SWANN COVERED BRIDGE, WHICH SPANS THE BLACK WARRIOR RIVER, LIES JUST WEST OF TOWN.

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