

# FORMER CVS AVAILABLE

1107 HUNTSVILLE HWY, FAYETTEVILLE, TN 37334

# FOR LEASE



## LOCATION DESCRIPTION

Fayetteville TN in Lincoln county houses a population of 7,063 residents, and is located on the border of TN and AL just 28 miles North of Huntsville AL. Due to Fayetteville's central location to the Tennessee River Valley, it makes the area a prime spot for handful of economic drivers such as Motlow State Community College, C&S Plastics, Frito-Lay, Gregory Manufacturing, Franke Food Service Systems, Copperweld, JCF Housements, and Genesco, Hirotec Manufacturing America and Grammer and Direct Coil. The subject property is located between downtown Fayetteville and the beginning of Fayetteville's main retail node.



## PROPERTY HIGHLIGHTS

- 200 ± ft of frontage with 2 points of ingress/egress onto Huntsville Hwy (32,302 VPD)
- 0.2 miles north of a Walmart Supercenter that gets 2.4 million visits a year and has a pull of 20+ miles according to Placer.ai
- Building is divisible with drive-thru capabilities
- 34 parking spots

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Total Population	2,634	8,113	12,460
2024 Total Households	1,201	3,589	5,429
2024 Average Household Income	\$55,036	\$65,555	\$73,951

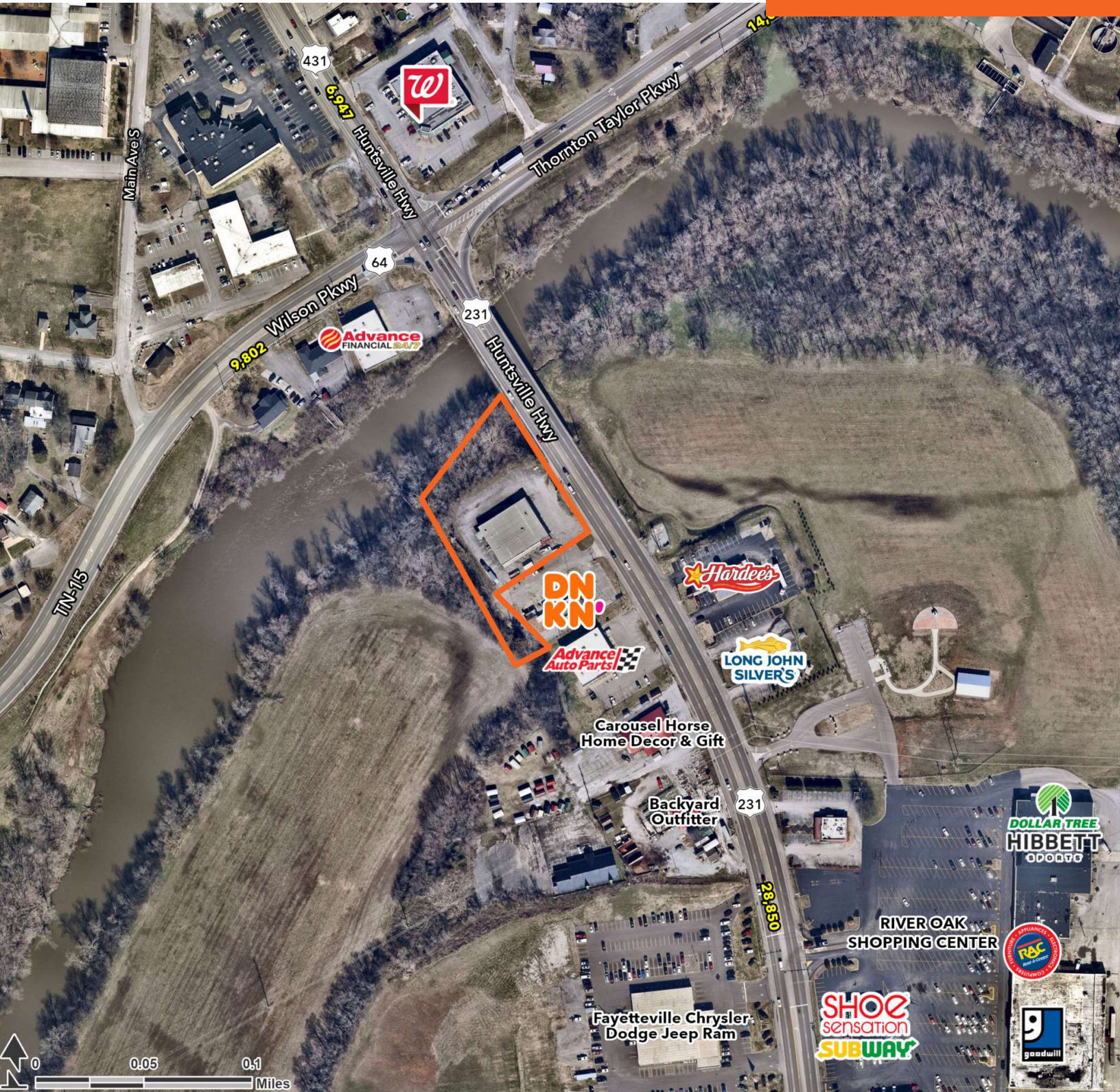


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