



MIDTOWN CENTER

Gadsden, Alabama

BROKER:
BANG
REALTY

REFERRING BROKER:



HIGHLIGHTS

- Join a new Rural King store (opening 2026) and AutoZone at the intersection of US Routes 431 and 411, where Midtown Center has excellent visibility to both the traffic traveling on US 431 (34,014 VPD) as well as US 411 (20,883 VPD)
- Gadsden is the county seat of Etowah County, which is one of the most densely populated counties in the state
- Due to the lack of retail offerings in the surrounding rural communities, the trade area reaches a population of over 100,000 residents
- Pylon signage available on the main US Route 411 as well as on N 3rd Street
- AVAILABLE:** 13,910 SF | 1.25 AC

DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2030 Projection	44,456	83,944	114,163	184,525	380,991
2025 Estimate	44,789	84,292	113,950	182,940	374,577
INCOME	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2025 Average	\$62,082	\$72,460	\$73,391	\$71,519	\$72,012
2025 Median	\$44,537	\$53,824	\$55,448	\$55,110	\$55,361
DAYTIME POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2025 Employees	18,311	24,750	27,148	43,037	108,274

LEASING INFORMATION

www.bangrealty.com
513.898.1551
www.goodmanrealestate.com
216.381.8200



IN ASSOCIATION WITH
BRIAN BROCKMAN
License #: 119315
Bang Realty-Alabama Inc
bor@bangrealty.com
513-898-1551



REFERRING BROKERS

ALEX JUSTICE
alex@goodmanrealestate.com

CLEVELAND
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

MAGGIE JONES
maggie@goodmanrealestate.com

COLUMBUS
100 W OLD WILSON BRIDGE ROAD, SUITE 207
WORTHINGTON, OH 43085



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STATE OF ALABAMA LICENSED BROKER (LISC# 119315)

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P 216.381.8200

F 216.381.8211

WWW.GOODMANREALESTATE.COM

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

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SUITE 207
WORTHINGTON, OH 43085

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COOSA ST

COOSA ST

N 4TH ST

N 3RD ST

VICTORY ST

1
13,910 SF
AVAILABLE

2

Auto
Zone

EST'D 1960
RURAL KING®
AMERICA'S FARM & HOME STORE
OPENING 2026

PYLON
SIGN

5

1.25 AC
AVAILABLE

PYLON
SIGN

KEY		UNIT TENANT		SIZE (SQ. FT.)
	AVAILABLE	1	Available	13,910
	NEG LEASE	2	Southern Smiles Dental Center	4,200
	LEASED	3	AutoZone	8,190
	OWNED BY OTHERS	4	Rural King (Opening 2026)	82,265
		5	Available	1.25 AC

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