

**FOR SALE**

**35160 AL-21**

**Talladega, Alabama**



## PROPERTY HIGHLIGHTS

This property is on a main road in Talladega. It is just a 7-minute drive from downtown and a 14-minute drive to Talladega Superspeedway.

<b>SALE PRICE</b>	\$475,000		
<b>BUILDING SF</b>	N/A	<b>SIGNAGE TYPE</b>	Pylon
<b>LAND SF</b>	67,200	<b>1-MILE (POP.)</b>	479
<b>YEAR BUILT</b>	N/A	<b>3-MILE (POP.)</b>	9,307
<b>PARKING</b>	Ample	<b>MED. INCOME</b>	\$31,606
<b>TRAFFIC COUNTS</b>	7,286 VPD	<b>SPACE USE</b>	General Retail



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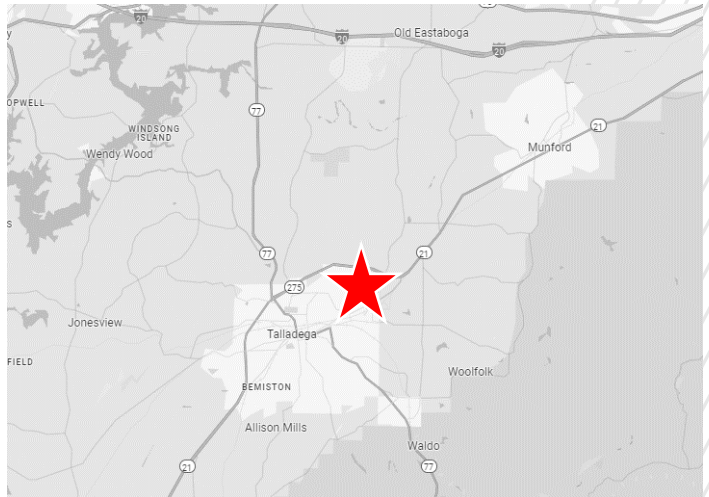
### ADDITIONAL INFORMATION

This site is in a rural area with a total of 563 businesses and 3,790 households within a 3-mile radius. The median age in this area is 41.7 years; the median household income is \$31,429.



### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	14-04-19-2-000-020.000 14-04-19-2-000-021.000
<b>2023 RE TAXES</b>	\$1,709.82
<b>ZONING</b>	Commercial



### 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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