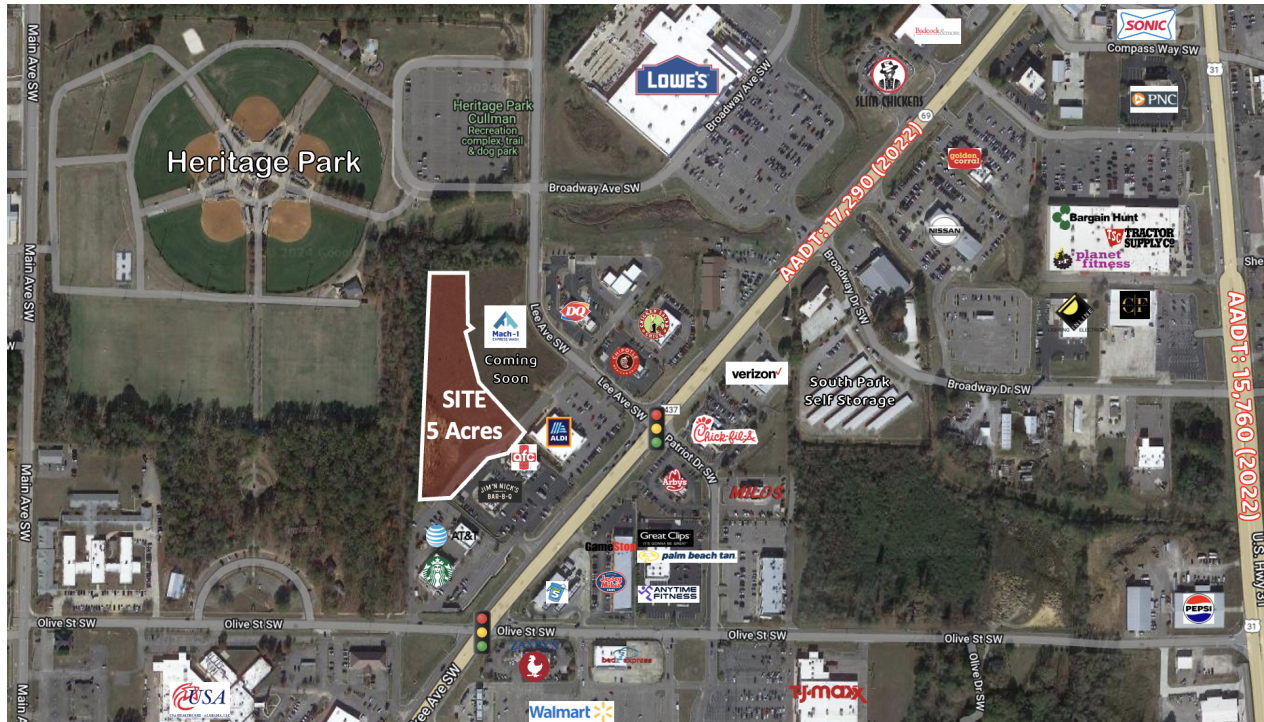


1807 CHEROKEE AVE SW
Cullman, AL 35055



OFFERING SUMMARY

Sale Price: Call For Pricing

Available Acres: 5

Zoning: B-2 Business District

PROPERTY OVERVIEW

Available 5 acres located off the main retail corridor in Cullman, AL. This site sits adjacent to (Heritage Park) a 72-acre multi sport complex that host over forty travel baseball and softball tournaments annually, bringing tens of thousands of visitors and millions of dollars in economic impact to Cullman. Retailers in immediate trade area include: Chick-fil-A, Aldi, Chipotle, Starbucks, Arby's, Walmart, TJ Max, Lowes, Planet Fitness, AFC, Jim N Nicks, Slim Chicken, and many more.

PROPERTY HIGHLIGHTS

- Located Along Retail Corridor
- Zoned B-2 (Business District)
- Development Ready With Utilities In Place
- Opportunity Zone Investment Potential
- Master Detention

WALTER KELLEY
205.235.0440
walterk@acrerep.com

GRIFFIN CARROLL
205.235.0440
griffinc@acrerep.com

ACRE REAL ESTATE PARTNERS, LLC
1607 Richard Arrington Jr Blvd S
Birmingham, AL 35205
205.235.0440 | acrerep.com

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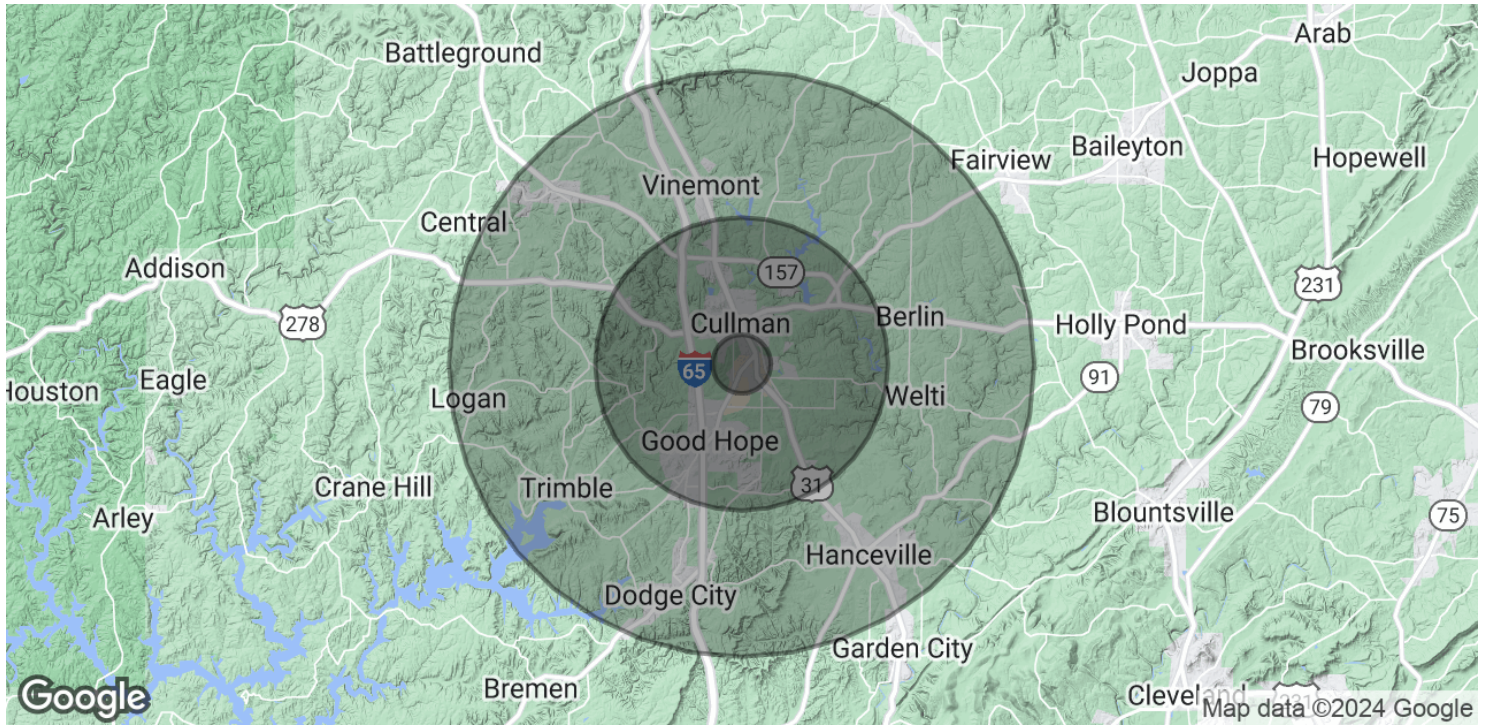


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,379	25,634	53,369
Average Age	45.2	41.4	41.8
Average Age (Male)	42.2	39.9	40.1
Average Age (Female)	50.0	41.8	42.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,104	11,306	23,851
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$51,812	\$56,610	\$54,948
Average House Value	\$147,610	\$152,259	\$153,972

2020 American Community Survey (ACS)

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