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## HIGH-VISIBILITY PROPERTY FOR SALE

11313 and 11321 Highway 280, Westover, AL 35078

Building and land available for  
sale in prime US 280 location



**ASKING PRICE:**  
Call For Pricing



**SIZE:**

Total Lot:  $\pm 6.34$  Acres  
Building 1:  $\pm 2,888$  SF  
Building 2:  $\pm 7,000$  SF



**LOCATION:**

Ideally located along US 280 with  
traffic counts of 22,278 AADT



**NEARBY BUSINESSES:**

Rambo Marine, Wan Bon Gas,  
Honea Family Dentistry, Skier's  
Marine, National Water Services,  
Wildcat Construction, Dollar  
General & Shaw Motors



**NORMAN TYNES**

[ntynes@harbertrealty.com](mailto:ntynes@harbertrealty.com) | 205.458.8105

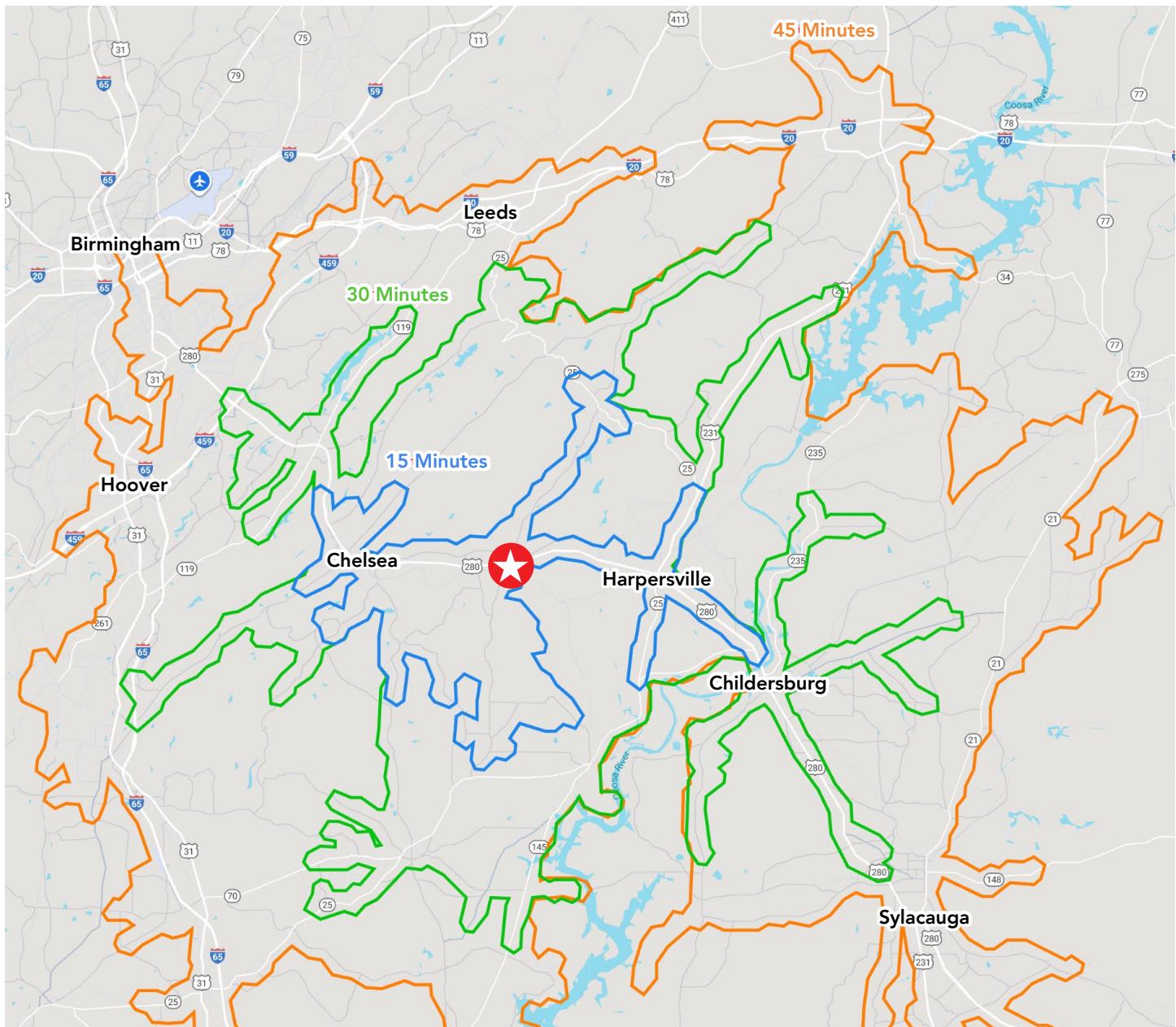
**For More Information: [HarbertRealty.com](http://HarbertRealty.com)**  
2 North 20th Street, #1700, Birmingham, AL 35203

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## DRIVE TIMES

10 Minutes to Chelsea

40 minutes to Downtown

25 minutes to I-65

35 minutes to I-20

15 minutes to Childersburg

25 minutes to Alabaster



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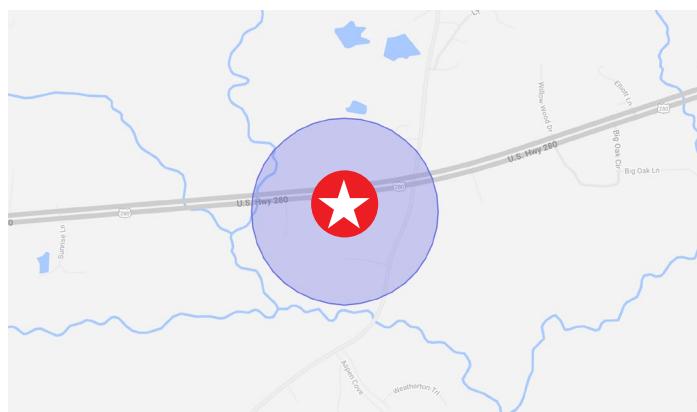
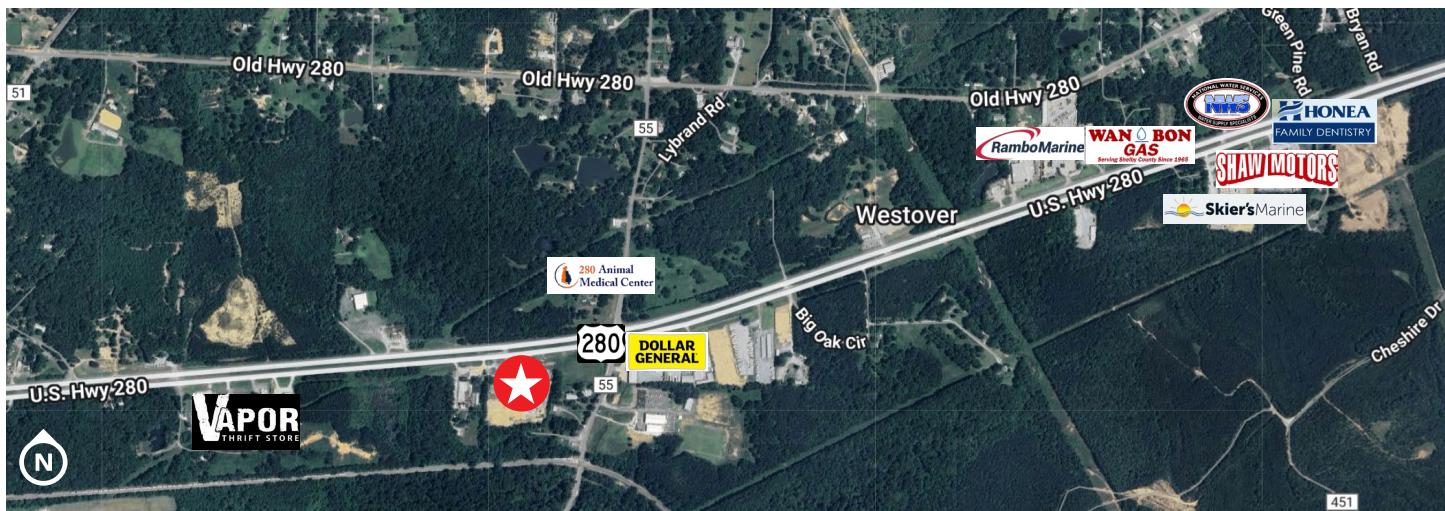
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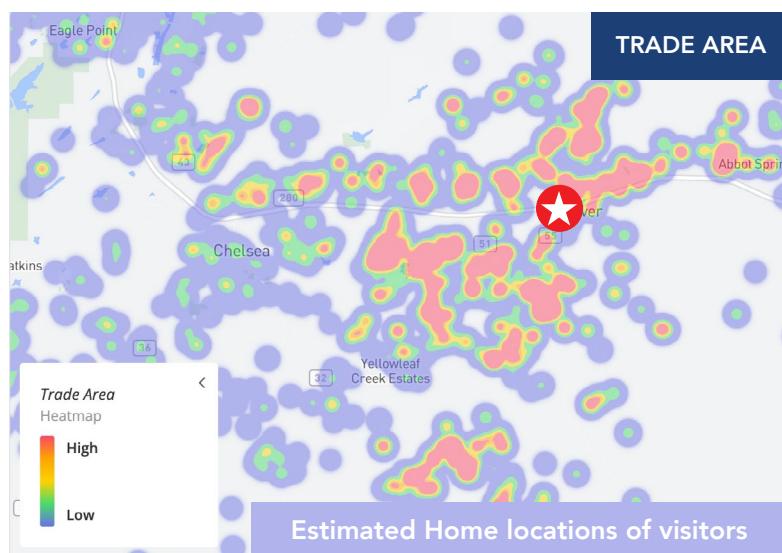
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## 12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	104.3K
Visitors	36.4K
Visit Frequency	2.86x
Avg Dwell Time	49 minutes
Traffic Counts	22,270+ AADT On US 280



## TRADE AREA

## 1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	418	5,761	9,894

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Estimated Households	167	2,189	3,758

INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$106,118	\$124,597	\$122,651



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