

18,015 SF GROCERY STORE | RETAIL PROPERTY FOR LEASE
6845 US HWY 80 WHITEHALL, AL
36040



OFFERING SUMMARY

Lease Rate:	\$10,000.00 per month (Gross)
Building Size:	18,309 SF
Available SF:	18,015 SF
Lot Size:	6.88 Acres
Year Built:	2009

PROPERTY OVERVIEW

6845 US Highway 80 is a 18,015 +/- SF freestanding building situated on a 6.88 +/- acre lot. Built in 2009 and previously operated as a Piggly Wiggle. This property is ready to operate! Equipment on site includes the shopping carts, refrigerators and freezers, the shelving and isles, the signage and displays, the sales equipment and point of sale machines located at the cashiers stations, security system and sprinkler system. Other features on site include the overhead roll up door in the delivery area, covered awning at the front entrance, and the 20,000 SF parking lot. Located next door to Whitehall Entertainment in the Prairie Creek Shopping Center. For more information on this property contact Ed Fleming at 334-652-2121 or Mickey Phillips at 334-312-1100.

PROPERTY HIGHLIGHTS

- ALDOT 2022 Traffic Counts 9,028 daily
- Ample Parking on site
- Ready to Operate

DEMOGRAPHICS	5 MILES	10 MILES	30 MILES
Total Households	633	2,357	123,948
Total Population	1,029	3,924	263,000
Average HH Income	\$35,362	\$37,502	\$50,850

ED FLEMING
defleming7@gmail.com
334.652.2121

**THE RIGHT PLACE.
THE RIGHT SPACE.**

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.

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ADDITIONAL PHOTOS



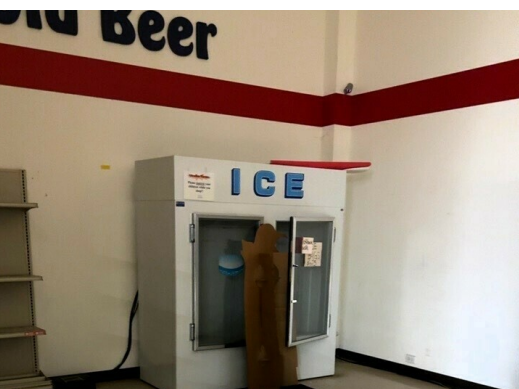
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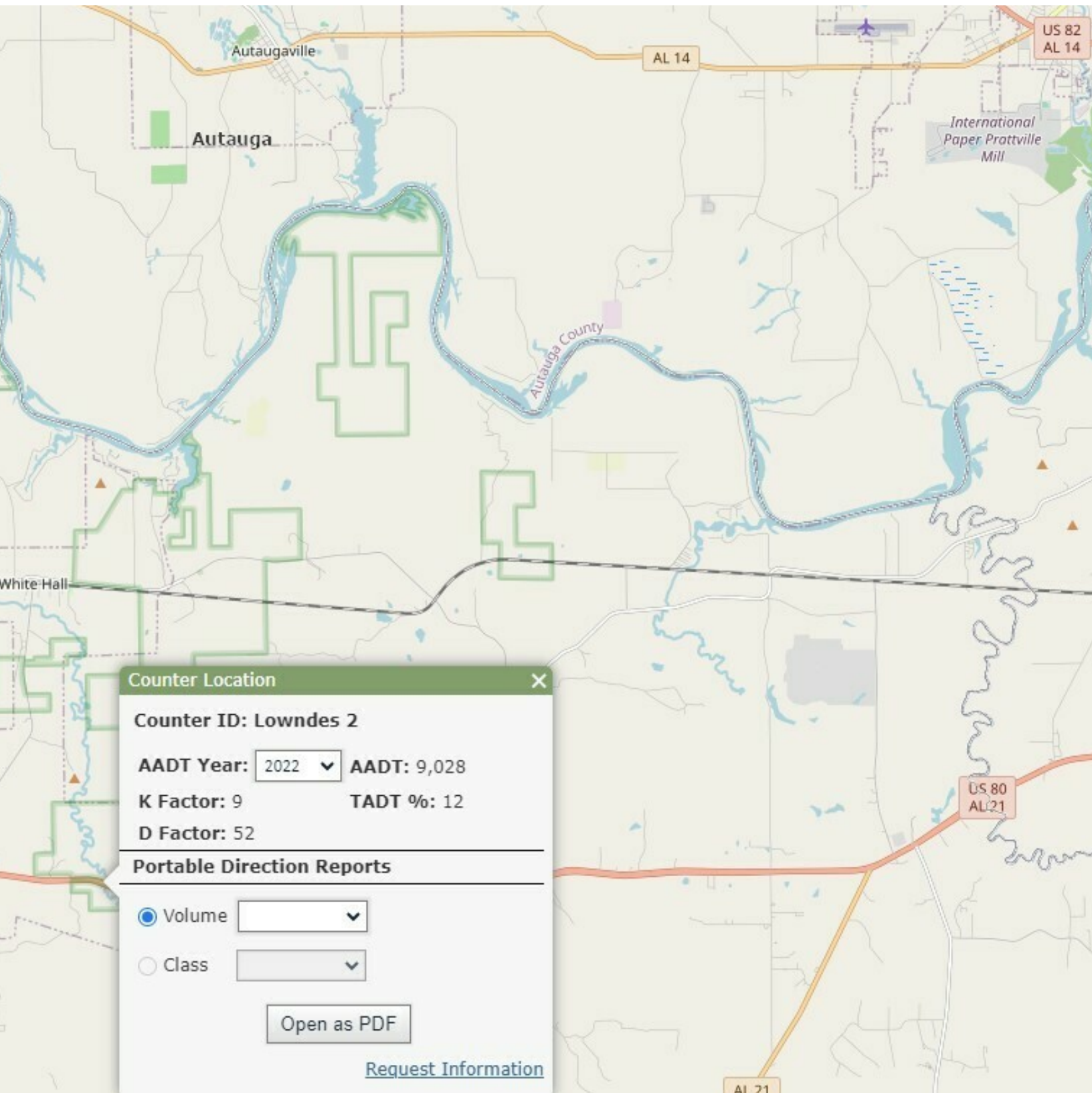


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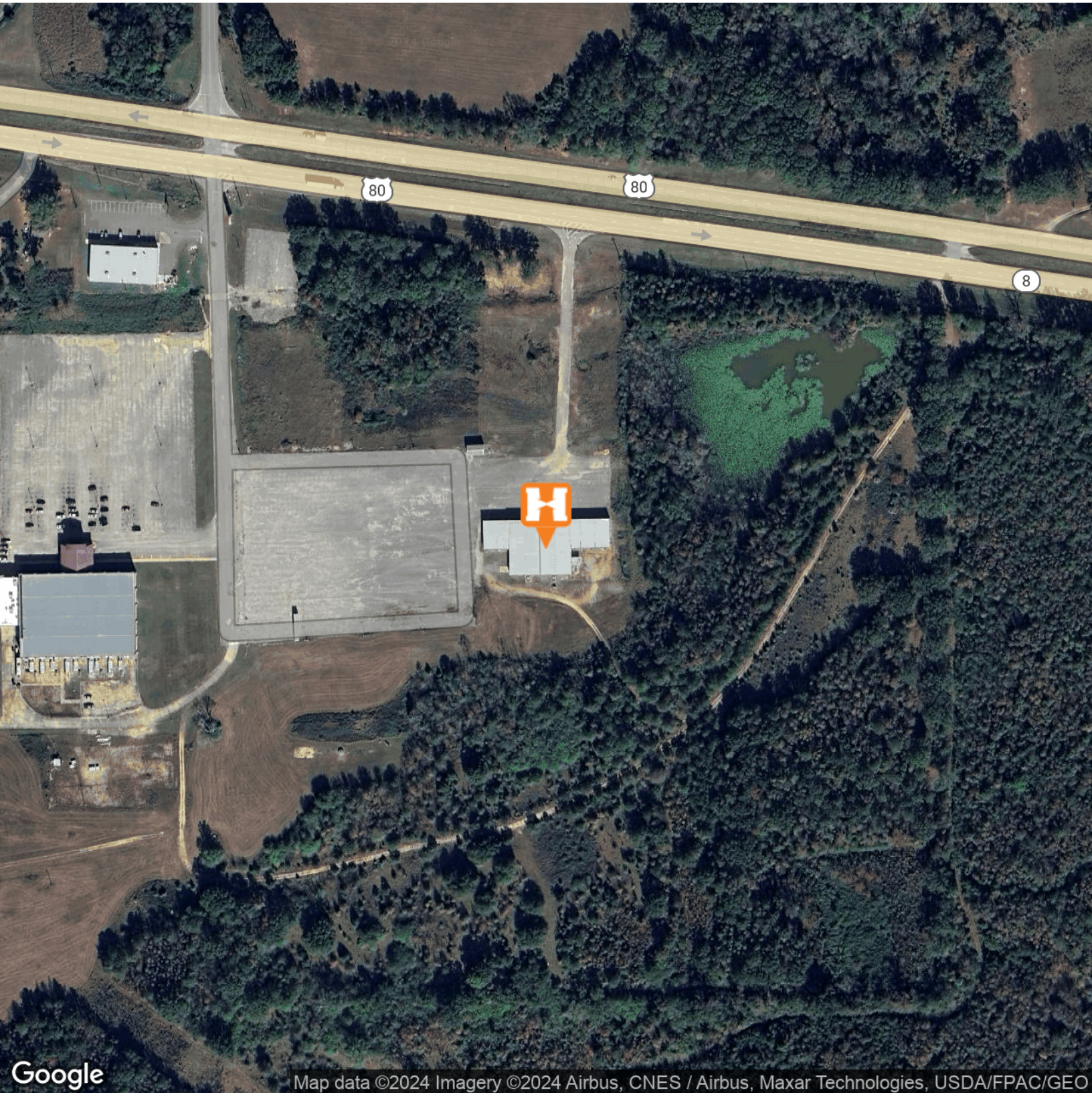
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TRAFFIC DATA



6845 US HIGHWAY 80 - 18,015 SF GROCERY STORE | RETAIL PROPERTY FOR LEASE

AERIAL MAP



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GE

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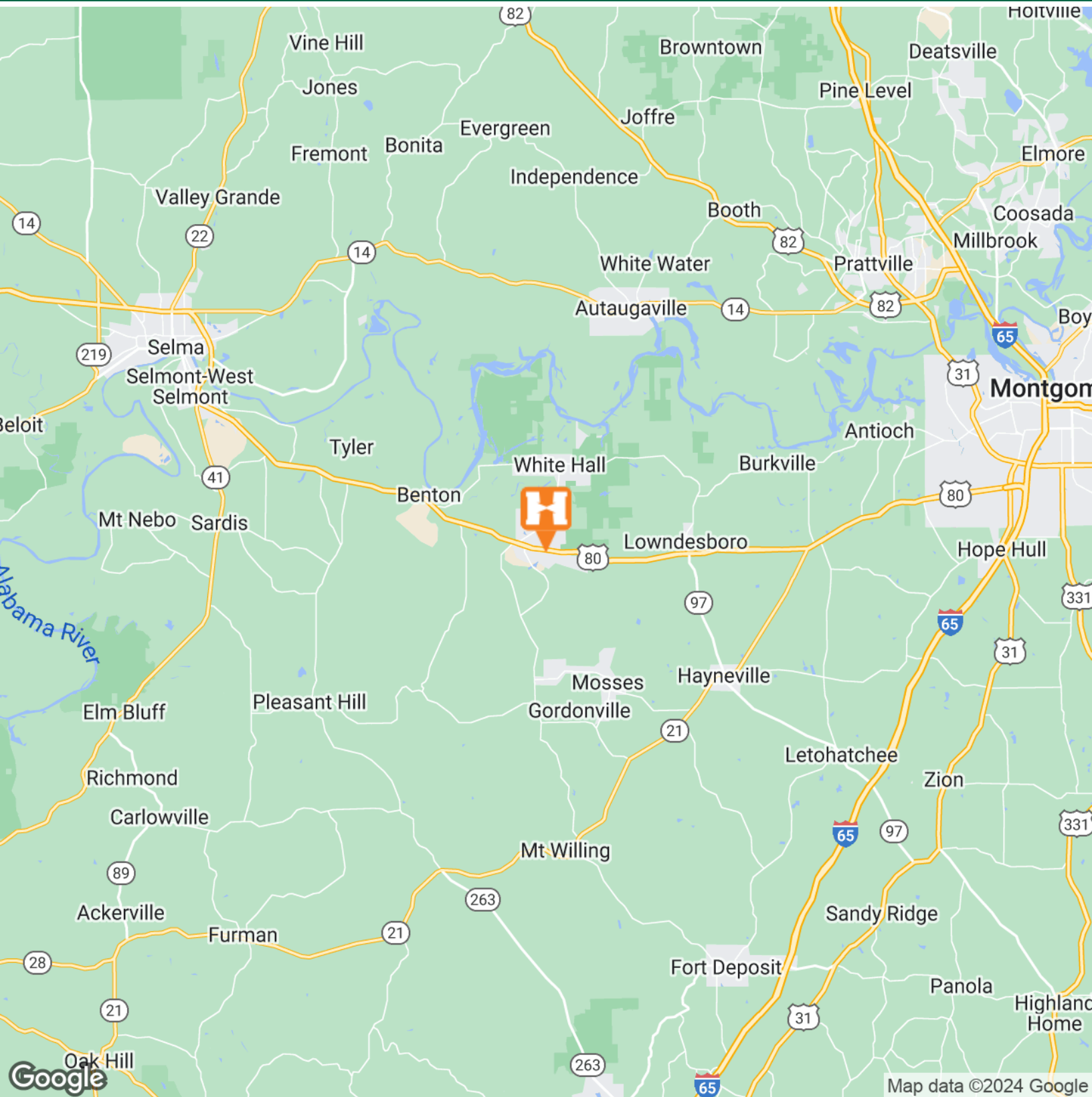
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LOCATION MAP



Hodges

Commercial Real Estate

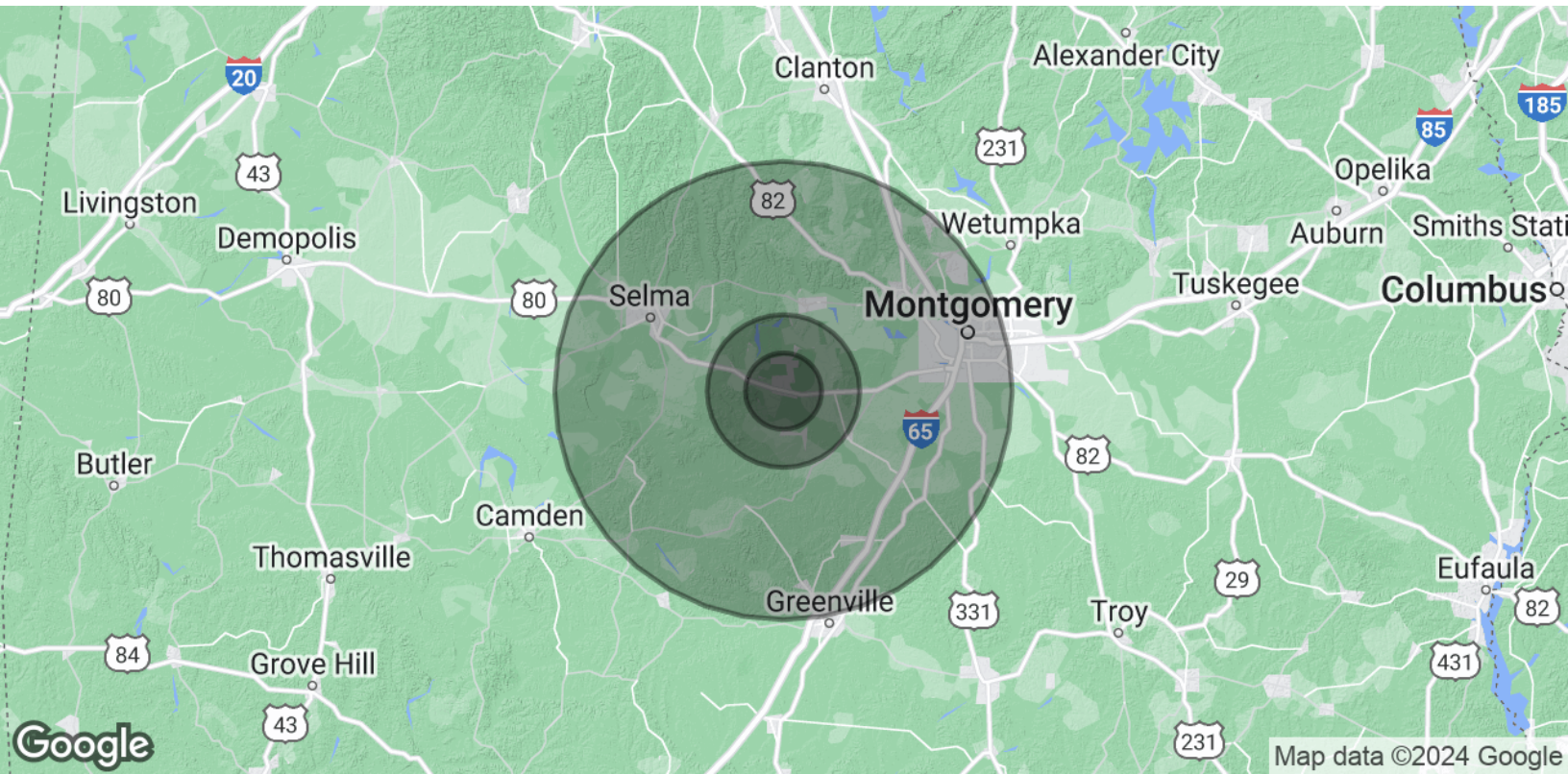


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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	30 MILES
Total Population	1,029	3,924	263,000
Average Age	46.1	45.1	38.5
Average Age (Male)	35.6	39.6	35.6
Average Age (Female)	50.4	45.8	40.4

HOUSEHOLDS & INCOME	5 MILES	10 MILES	30 MILES
Total Households	633	2,357	123,948
# of Persons per HH	1.6	1.7	2.1
Average HH Income	\$35,362	\$37,502	\$50,850
Average House Value	\$73,438	\$95,895	\$117,519

* Demographic data derived from 2020 ACS - US Census