

FOR SALE OR LEASE

VACANT FORMER HWY 55
3306 Cloverdale Road | Florence, AL 35633

PRICE IMPROVEMENT

LEASE RATE:	\$120,000/YR NNN
SALE PRICE:	\$1,700,000
BUILDING SIZE:	2,152 SF
LOT SIZE:	1.07 AC

PROPERTY DETAILS

- 2,152 SF newly constructed (2023) stand-alone building with drive-thru situated on ±1.07 acres
- Prominent monument signage along Cloverdale Road with strong exposure (17,108 AADT)
- Former Hwy 55 location; move-in ready for QSR or drive-thru users
- Strategically positioned along a high-traffic retail corridor
- Surrounded by national retailers including Walmart, Taco Bell, McDonald's, Dollar General, Zaxby's, Culver's, Jack's, and more



CASEY HOWARD

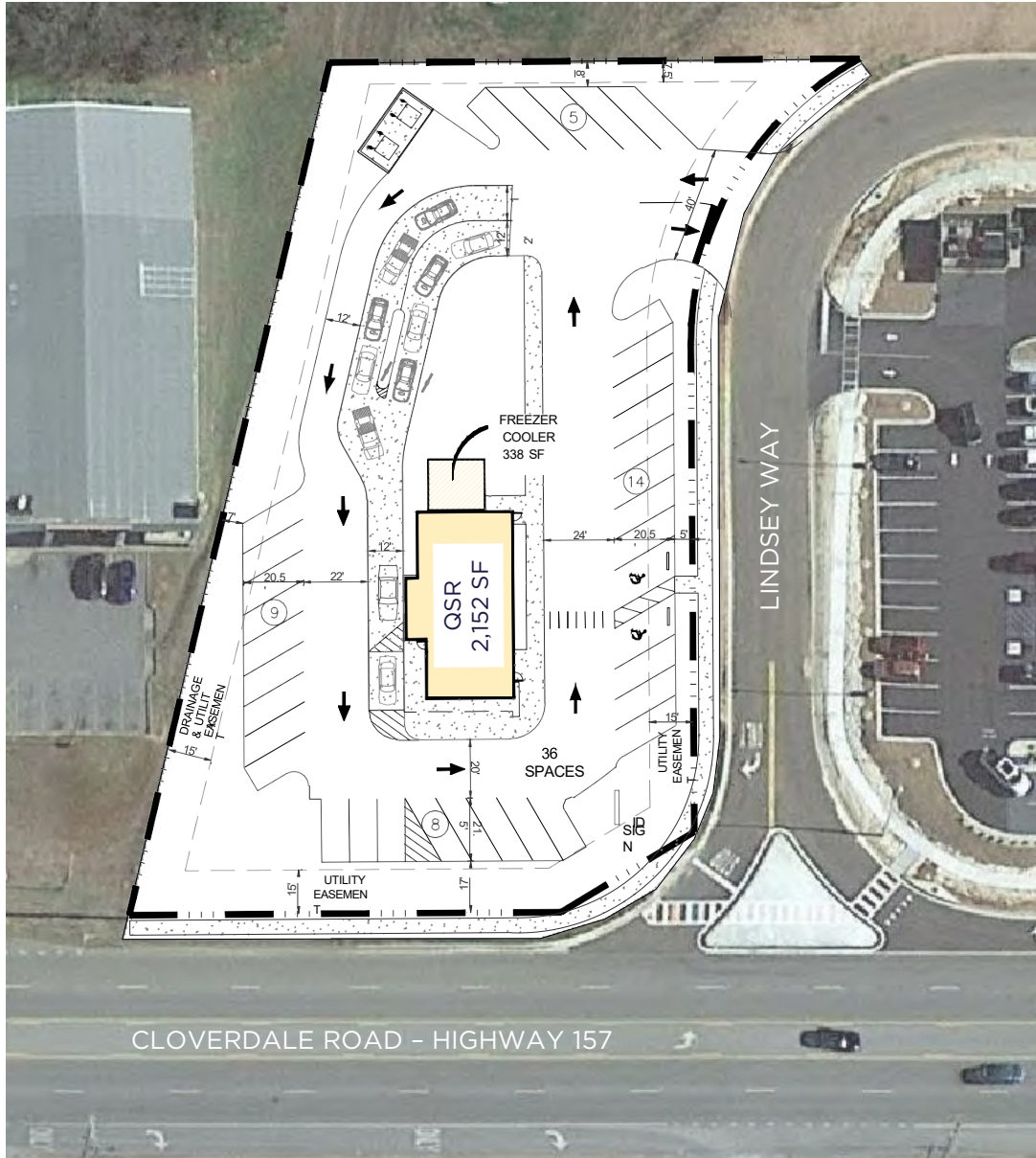
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LACEY SCOTT

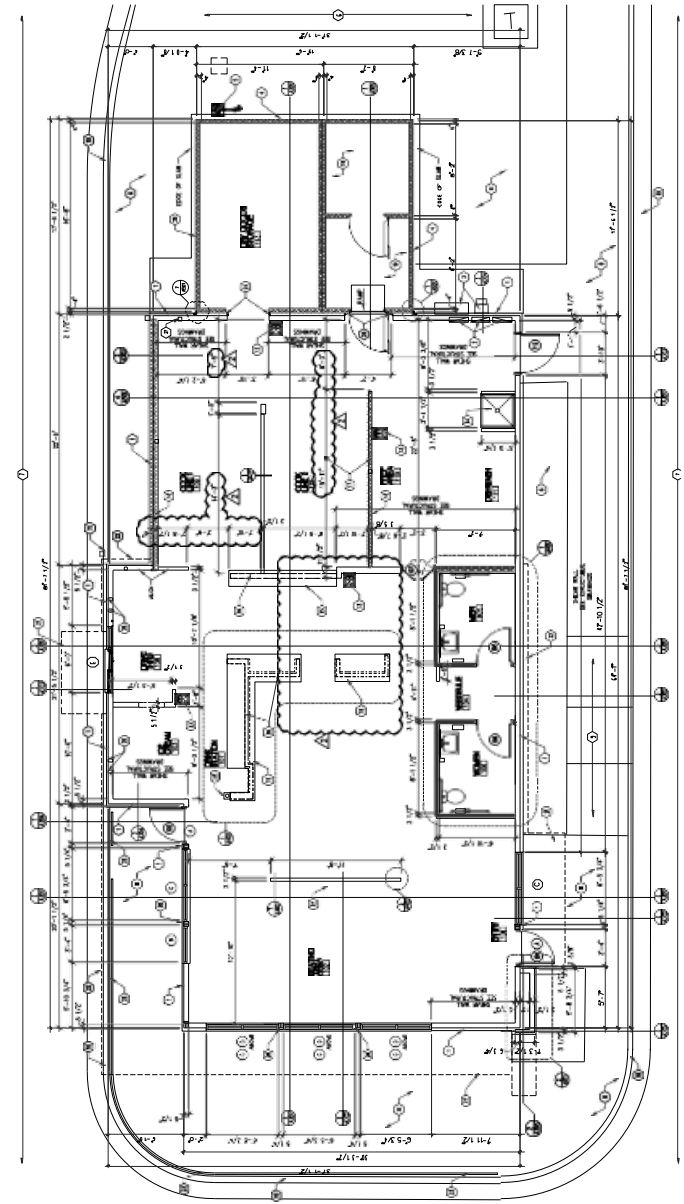
Senior Vice President | Retail
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SITE PLAN

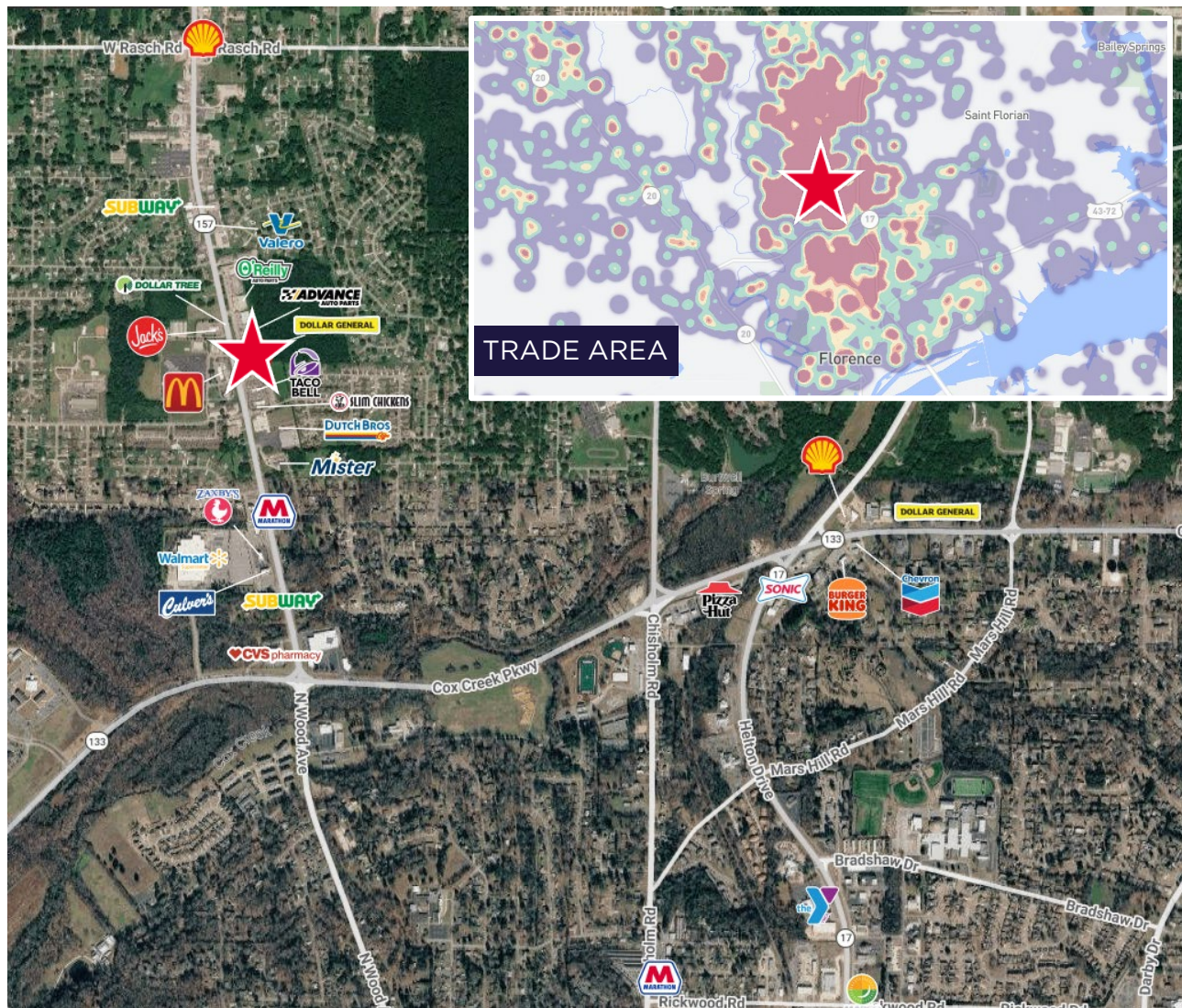


BUILDING PLAN

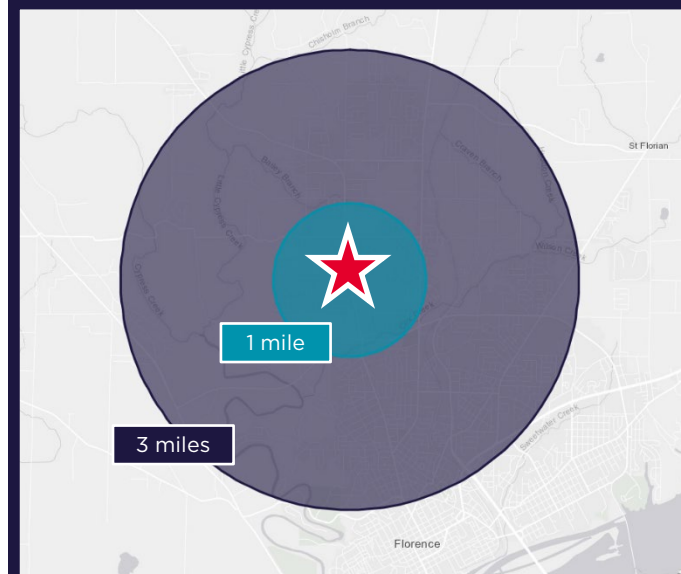


3306 CLOVERDALE ROAD

DEMOGRAPHICS



DEMOGRAPHICS WITHIN 3 MILES



Population	32,791
Households	14,003
Median Age	37.2
Average HH Income	\$80,987
Daytime Population	30.0K
Visitors	540.1K

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