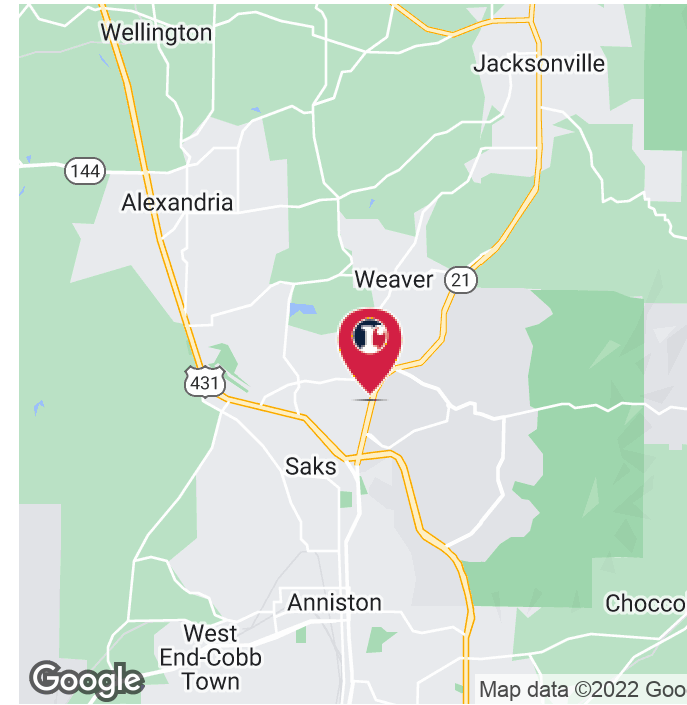


FREESTANDING BUILDING

5426 McClellan Blvd. Anniston, AL 35206



RETAIL PROPERTY FOR SALE & LEASE | 40,000 SF Redevelopment Opportunity Adjacent to Walmart

Property Highlights

- Available: +/- 40,000 SF
- 3.04 acre redevelopment opportunity
- Adjacent to Walmart
- Located on McClellan Blvd with approximately 23,000 VPD
- Will consider lease, sale or ground lease

Demographics	3 Miles	5 Miles	10 Miles
Total Households	8,226	16,754	42,955
Total Population	15,962	33,431	91,410
Average HH Income	\$45,464	\$46,027	\$56,219
Daytime Population	16,141	40,279	106,051

Traffic Counts

34,204 VPD

DAVID ASHFORD, CCIM
205.999.6552
dashford@retailspecialists.com

JARED MOBLEY
205.422.6070
jmobley@retailspecialists.com

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RETAIL SPECIALISTS
Birmingham | Atlanta
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SITE AERIAL | FOR SALE & LEASE



3.04 ACRE
REDEVELOPMENT
OPPORTUNITY

Advance
Auto Parts

34,204 VPD

HILLCREST ROAD

MCLELLAN BLVD

DAVID ASHFORD, CCIM

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