

River Square Plaza

piggly wiggly ACE Hardware DOLLAR TREE

HIBBETT SPORTS metro by @ Mobile BUDDY'S

**SITE**  
±2.29 AC

**FOR LEASE OR BUILD-TO-SUIT**

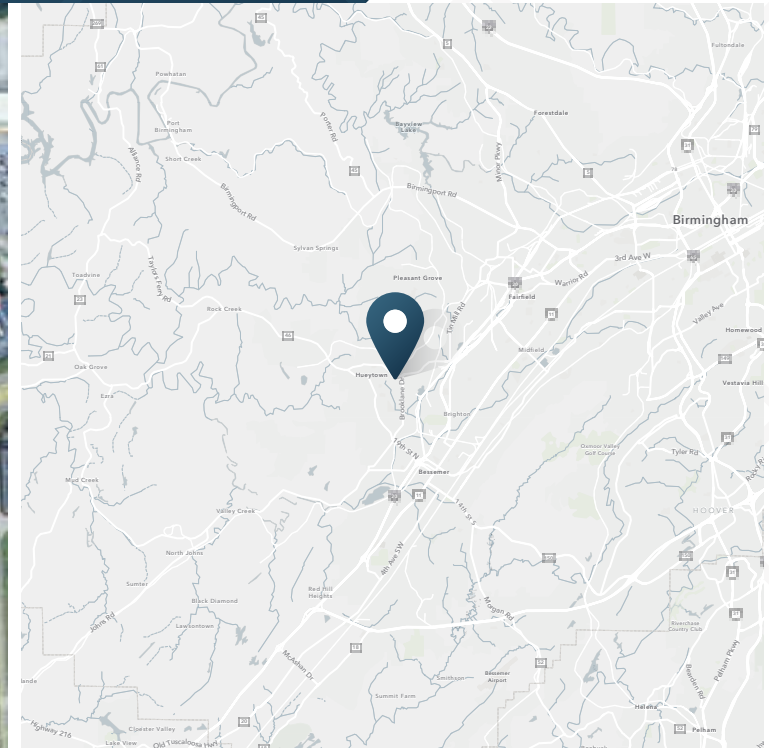
±2.29 AC Nearby River Square Plaza

235 Forest Road | Hueytown, AL



# ±2.29 AC Nearby River Square Plaza

235 Forest Road | Hueytown, AL 35023



**FOR LEASE OR BUILD-TO-SUIT**

±2.29 AC  
Lot Size

## ABOUT THE PROPERTY

- ±2.29 AC For Lease/Build-to-Suit
- Nearby Piggly Wiggly anchored River Plaza Shopping Center, Hueytown Veterinary Clinic and Pet Resort, Publix, Walmart Supercenter, Walgreens, ALDI, Shoe Dept., and more.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,355	28,528	67,306
Average HH Income	\$66,490	\$76,335	\$69,294
Total Daytime Population	5,616	22,912	57,295

Year: 2025 | Source: Esri

## NEARBY RETAIL



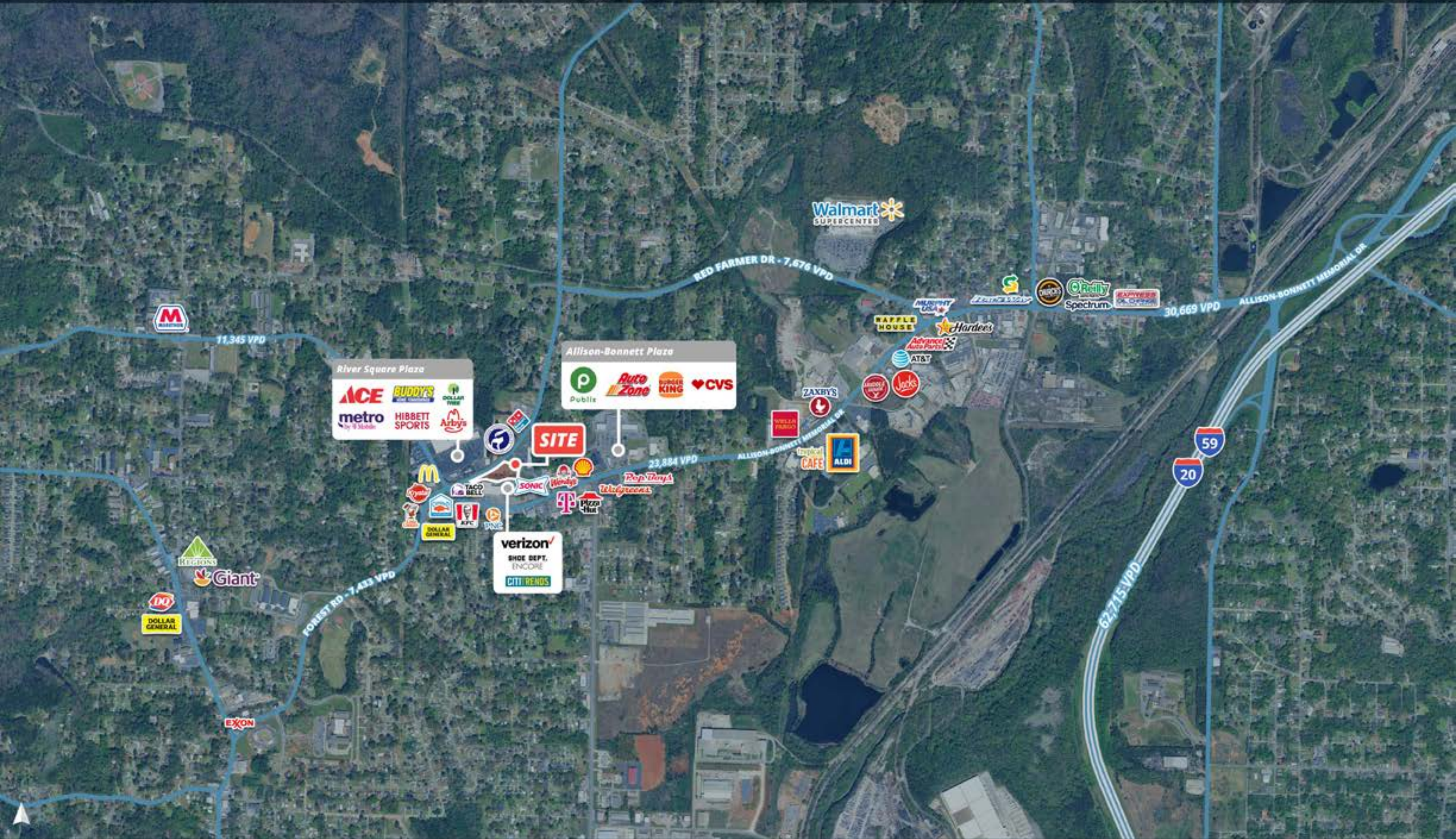
## CONTACT

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## TRAFFIC COUNTS

Allison-Bonnett Memorial Drive, E of Site	23,884 VPD
Allison-Bonnett Memorial Drive, NE of Site	30,669 VPD
Allison-Bonnett Memorial Drive, W of Site	11,345 VPD
I-20/59, SE of Site	62,715 VPD

Year: 2024 | Source: ALDOT



River Square Plaza

- ACE Hardware
- Buddy's
- Dollar Tree
- metro by 9 Stores
- Hibbett Sports
- Arby's

Allison-Bonnett Plaza

- Publix
- Auto Zone
- Burger King
- CVS

**SITE**

- verizon
- SHOE DEPT. ENCORE
- CITI TRENDS

- McDonald's
- Taco Bell
- Sonic Drive-Ins
- Wendy's
- Shell
- Pop-Tops
- Telequest
- Pizza Hut
- Dollar General
- KFC
- SONIC

Walmart SUPERCENTERS

- Hardee's
- Advance Auto Parts
- AT&T
- Zaxby's
- Tropical CAFE
- ALDI



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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

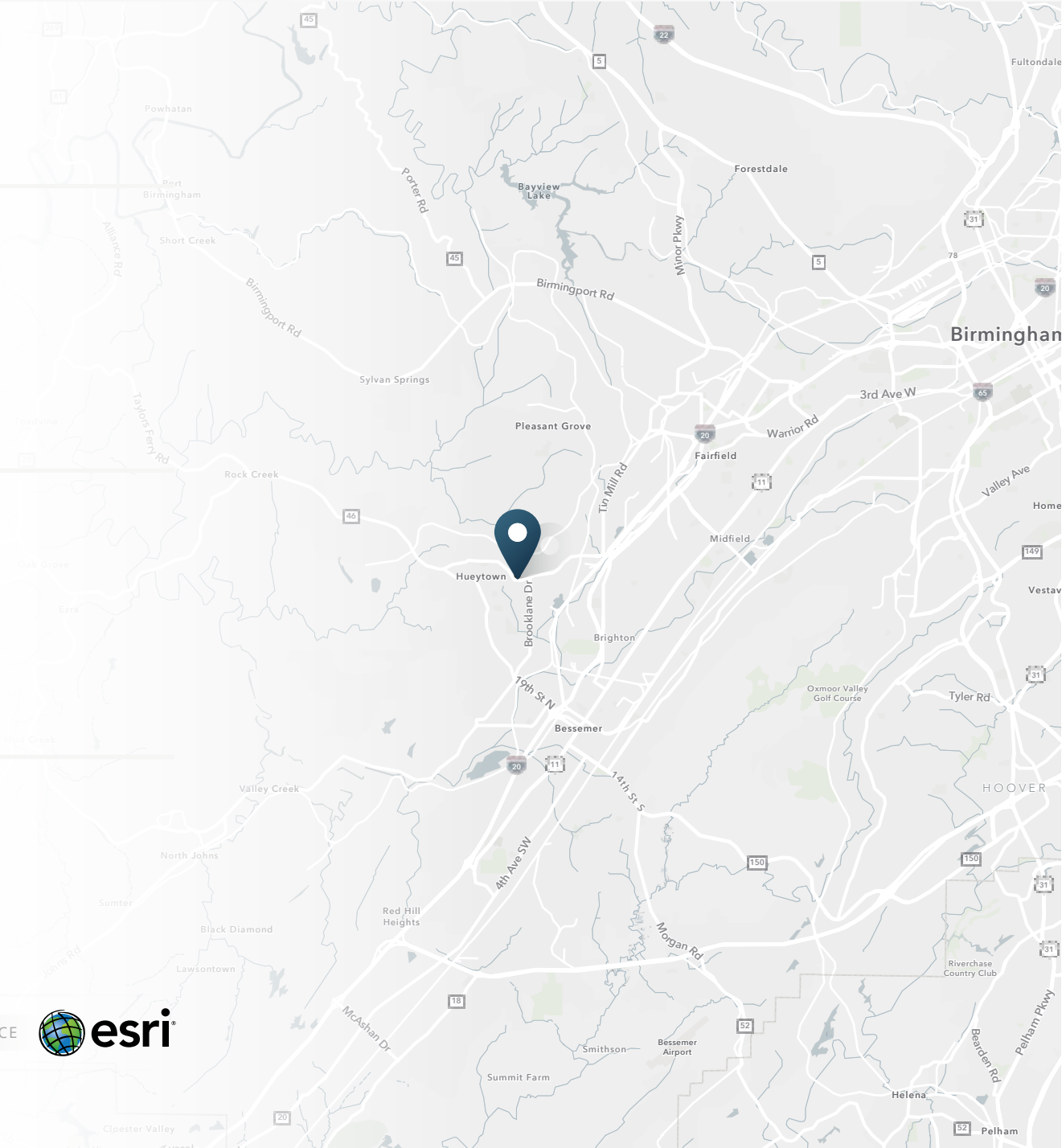
5,355 Population	5,616 Total Daytime Population	\$66,490 Average Household Income
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### 3 MILES

28,528 Population	22,912 Total Daytime Population	\$76,335 Average Household Income
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### 5 MILES

67,306 Population	57,295 Total Daytime Population	\$69,294 Average Household Income
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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