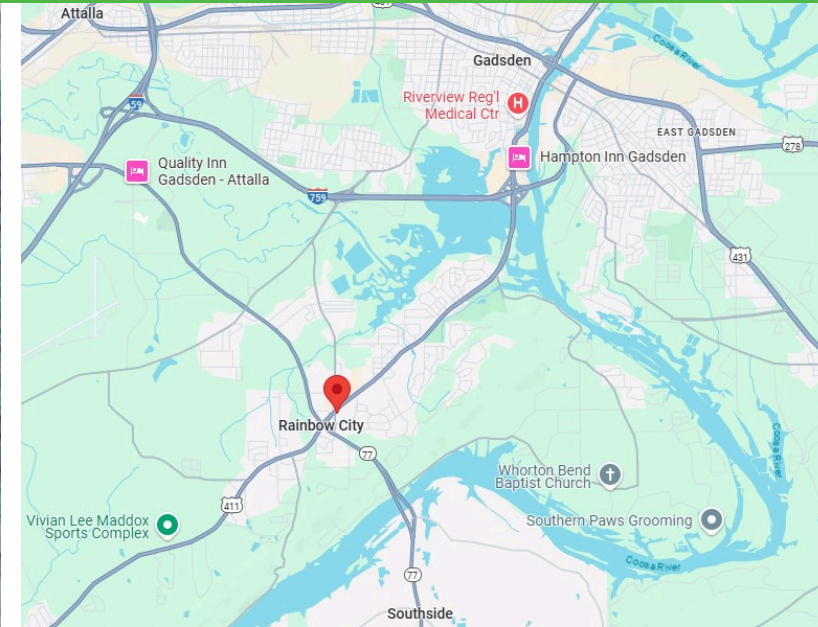


# 3354 RAINBOW DRIVE

RAINBOW CITY, AL 35906

# GROUND LEASE or BUILD TO SUIT



## PROPERTY HIGHLIGHTS

- Ground Lease or Build to Suit
- Located at the signalized intersection of Rainbow Drive and Church Street
- Lot is pad ready (± 0.7 AC) with common retention in place with utilities to property line
- Right next to the brand new Dunkin!
- ALDOT anticipates installing a traffic signal at the end of Church Street and E Grand Ave in the near future
- ±.25 miles from Publix anchored shopping center
- Perfect for Oil Change or QSR User
- Rainbow Drive and Church Street Intersection traffic counts of ± 22,040 AADT
- E Grand Ave traffic counts of ± 27,146 AADT

## SUMMARY

**AVAILABLE AC: ± 0.7 AC**

**LEASE RATE: CONTACT AGENT**

**ZONING: HC (Highway Commercial)**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Population:</b>	<b>4,578</b>	<b>15,693</b>	<b>44,369</b>
<b>Total Households:</b>	<b>2,085</b>	<b>6,518</b>	<b>18,066</b>
<b>Average HH Income:</b>	<b>\$60,699</b>	<b>\$72,709</b>	<b>\$55,945</b>

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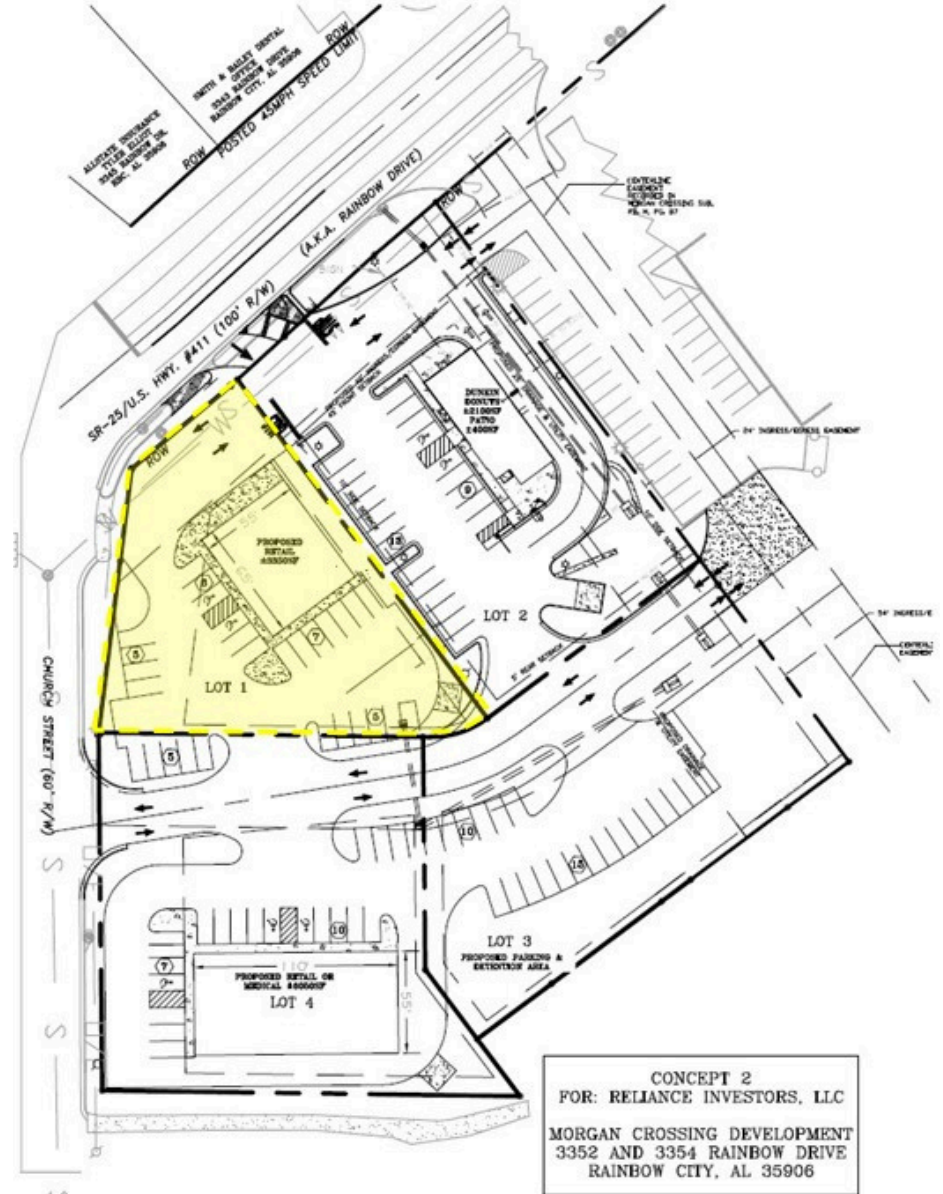
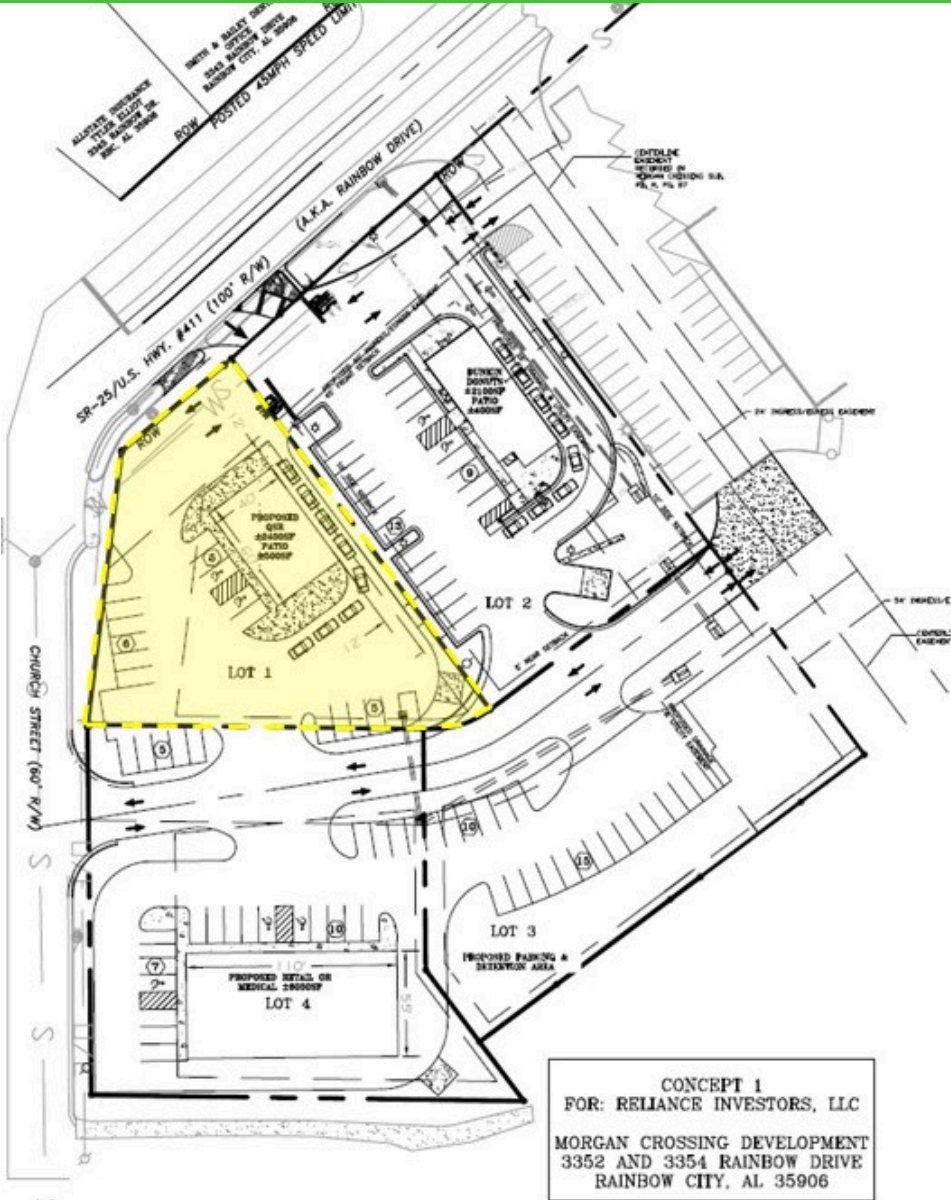


**MOORE COMPANY REALTY**  
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334.262.1952 moorecompanyrealty.com

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# CONCEPT 1 & 2



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## AERIAL VIEW



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# RETAIL MAP



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# 3354 RAINBOW DRIVE

# DEMOGRAPHICS

RAINBOW CITY, AL 35906

## KEY FACTS

3 miles

15,693

Population

43.0

Median Age

2.4

Average Household Size

\$72,709

Median Household Income

4,577

2023 Owner Occupied Housing Units (Esri)

1,941

2023 Renter Occupied Housing Units (Esri)

## BUSINESS

3 miles



778

Total Businesses



8,026

Total Employees

## HOUSING STATS

3 miles



\$238,329

Median Home Value



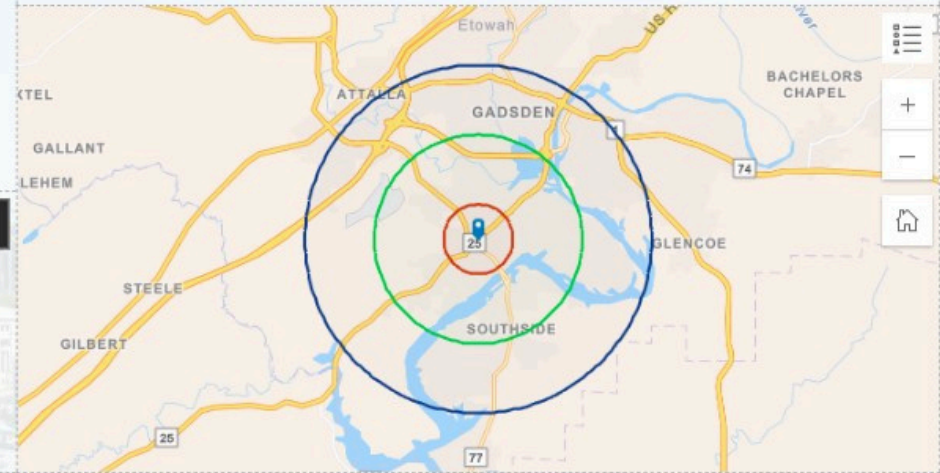
\$12,132

Average Spent on Mortgage & Basics



\$702

Median Contract Rent



Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	4,578	15,693	44,369	2022 Per Capita Income	\$37,116	\$40,732	\$31,534
2022 Household Population	4,474	15,398	43,283	2022 Median Household Income	\$60,699	\$72,709	\$55,945
2022 Family Population	3,556	12,842	34,659	2022 Average Household Income	\$86,011	\$98,590	\$76,723
2027 Total Population	4,568	15,733	44,289	2027 Per Capita Income	\$42,264	\$45,889	\$35,574
2027 Household Population	4,465	15,438	43,203	2027 Median Household Income	\$70,315	\$79,825	\$60,631
2027 Family Population	3,533	12,832	34,468	2027 Average Household Income	\$98,347	\$111,394	\$86,803

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