

Etowah Crossings

SHOPPING CENTER

954 Gilbert Ferry Road, Gadsden, AL 35904

4,200 – 5,200 **Sq Ft**
Retail Property – For Lease



Location



Property Highlights

- Two Suites Available: 4,200 SF and 5,200 SF
- Great Location for retail, restaurant, sports bar, dental or optometry office
- Located at I-59 and Highway 77, providing excellent exposure
- 25,000/VPD

Area Demographics

	Total Households	Total Population	Average HH Income
3 Mile	2,251	5,481	\$40,359
5 Mile	9,523	22,878	\$40,967
10 Mile	32,666	80,732	\$50,201

NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

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Site Plan



Location Advantages

Property is located at I-59 and Highway 77 (Gilbert Ferry Rd), which is the primary interstate interchange and main retail corridor in the Gadsden area. Great visibility from Highway 77. Traffic Counts: 25,000 +/- cars per day. Tenants include: Dollar Tree, LifeSouth, El Patron Mexican Restaurant, Cricket Wireless, APS, Solar Nails, Mae Khan's Eggrolls, Southern Immediate Care, Covington Credit and Republic Finance.



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