



retail specialists

Your Retail Real Estate Experts

# Hanceville Outparcels

760 Main Street NE

Hanceville, AL 35077



AVAILABLE

## Property Highlights

- Site 2: +/- 0.40 AC available in front of Main Street Storage
- Site 1: fluid acreage available for small footprint user
- Excellent Visibility and Multiple Access Points
- Located Across the Street from the Wallace State Community College Campus (5,500+ Students Enrolled)
- Adjacent to Warehouse Discount Grocers, the city's only Grocer
- Located along Hwy 31, a major artery connecting Birmingham to Cullman
- Perfect location for a National QSR and/or Service Retailer to cater to the Wallace State student body



ACRES  
+/- 0.40



TRAFFIC  
13,522 VPD



ACCESS  
Highway

### Demographics

	3 mile	5 mile	10 mile
Population	6,597	12,132	47,727
Households	2,617	4,719	19,011
Daytime Pop	8,615	12,729	51,607
Med HH Income	\$40,118	\$44,616	\$50,898

Sid Knight sid@retailspecialists.com 205.370.0249

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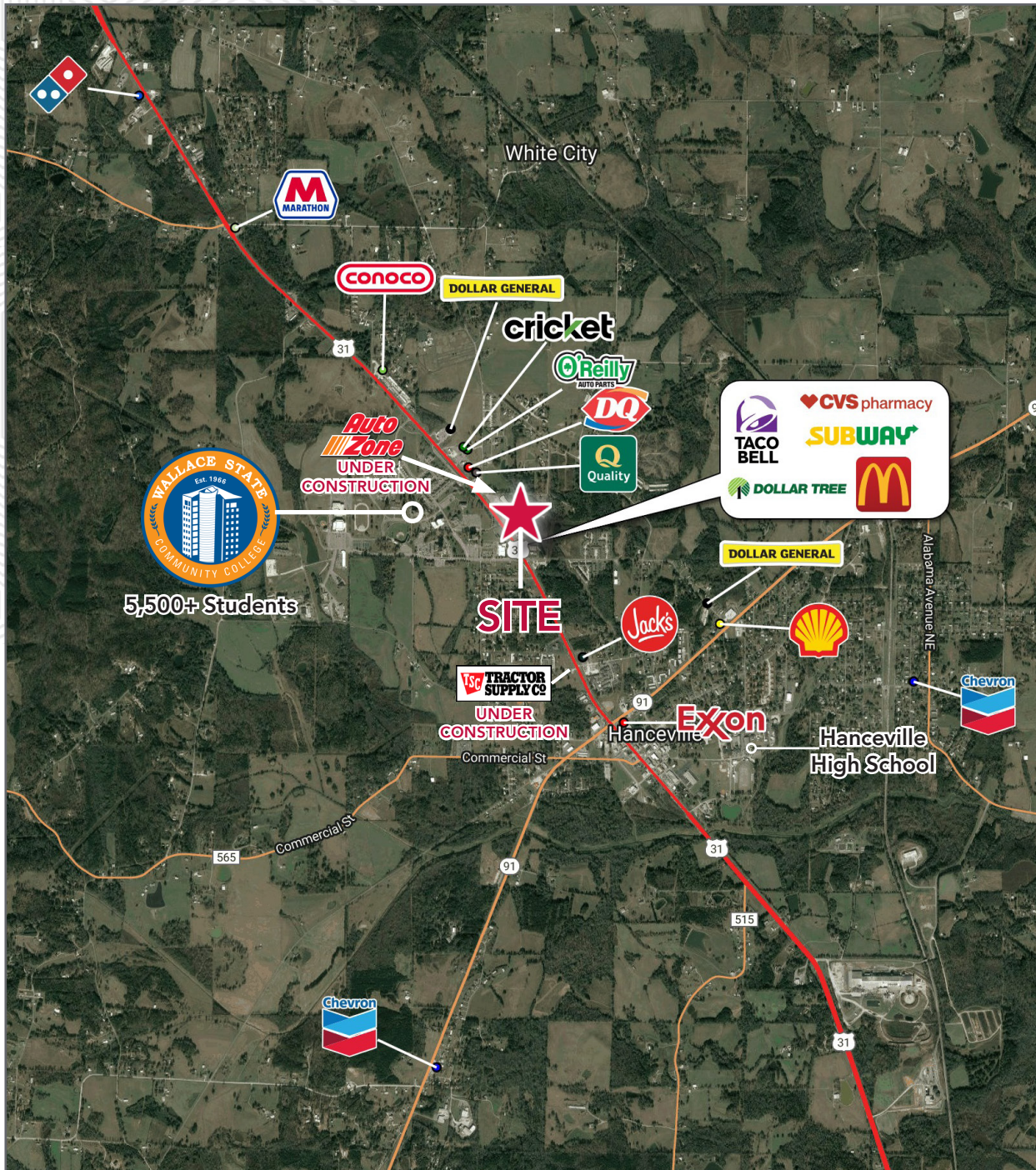


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## Market Aerial



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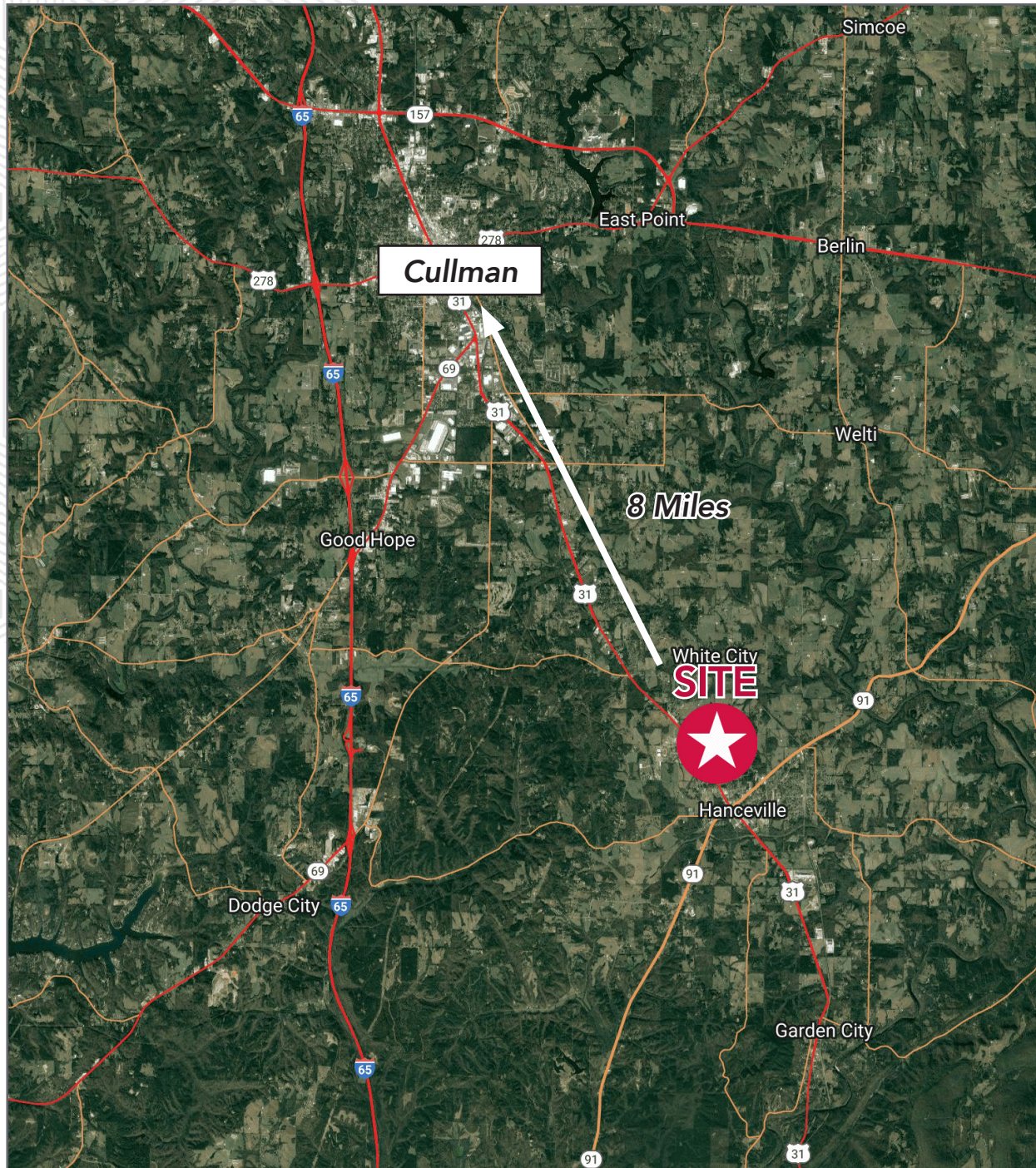


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## Location Aerial



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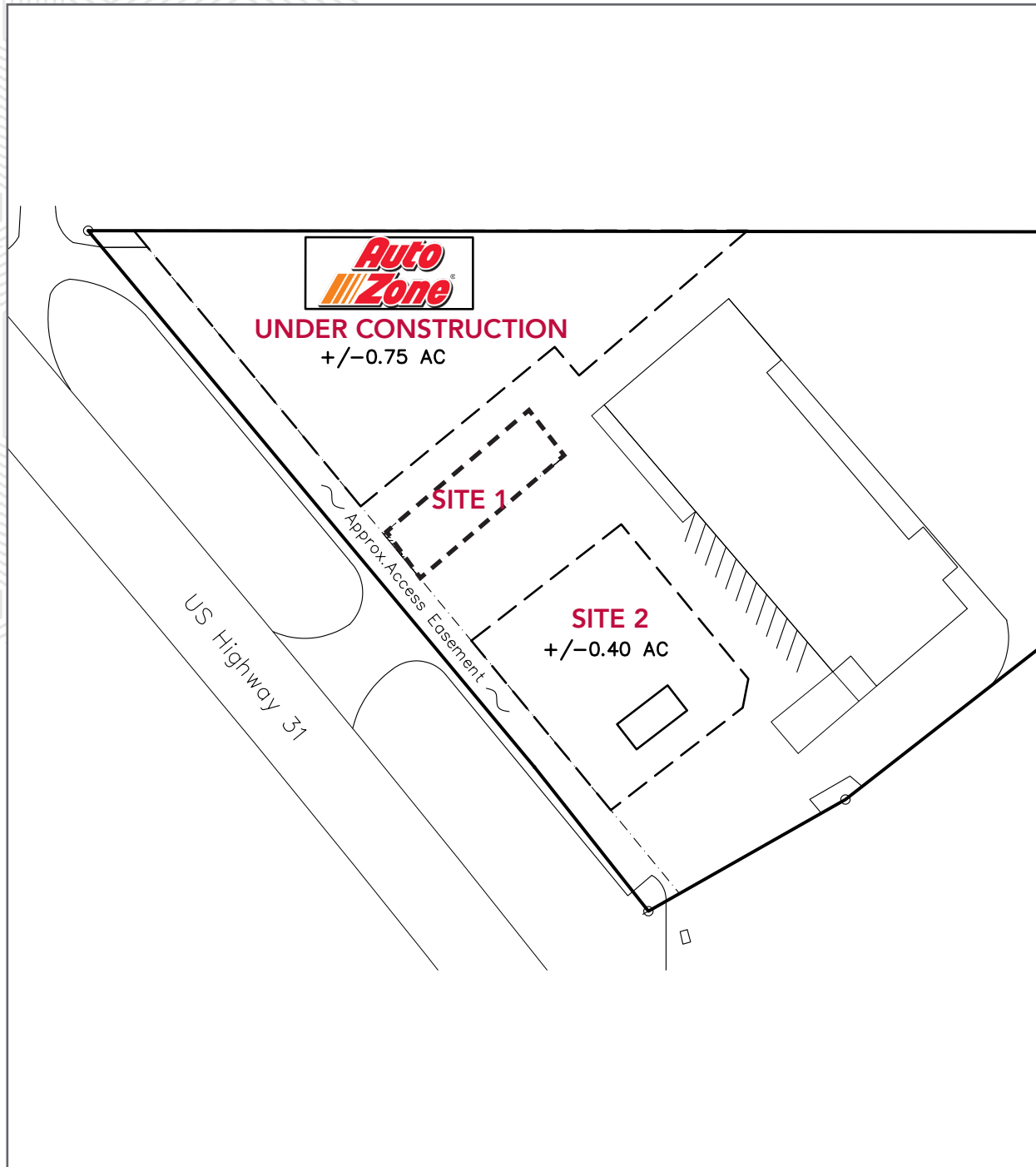


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## Conceptual Site Plan



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