

FOR SALE

6 +/- ACRES ON U.S. HIGHWAY 280

Smiths Station, AL 36867



SALE PRICE

\$2,400,000

Carson Cummings

706 289 2468



**COLDWELL BANKER
COMMERCIAL**

KENNON, PARKER,
DUNCAN & DAVIS

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PROPERTY DESCRIPTION

This commercial property is located on U.S. Hwy 280, a major corridor in Smiths Station, AL. This is a prime location for commercial development, with excellent visibility from well-traveled roads. It is located across the highway from the Love's Truck Stop.

PROPERTY HIGHLIGHTS

- Excellent visibility
- Prime location for commercial development

OFFERING SUMMARY

Sale Price:	\$2,400,000
Lot Size:	6 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,037	10,476	19,935
Total Population	6,390	20,570	41,264
Average HH Income	\$55,964	\$52,114	\$50,595

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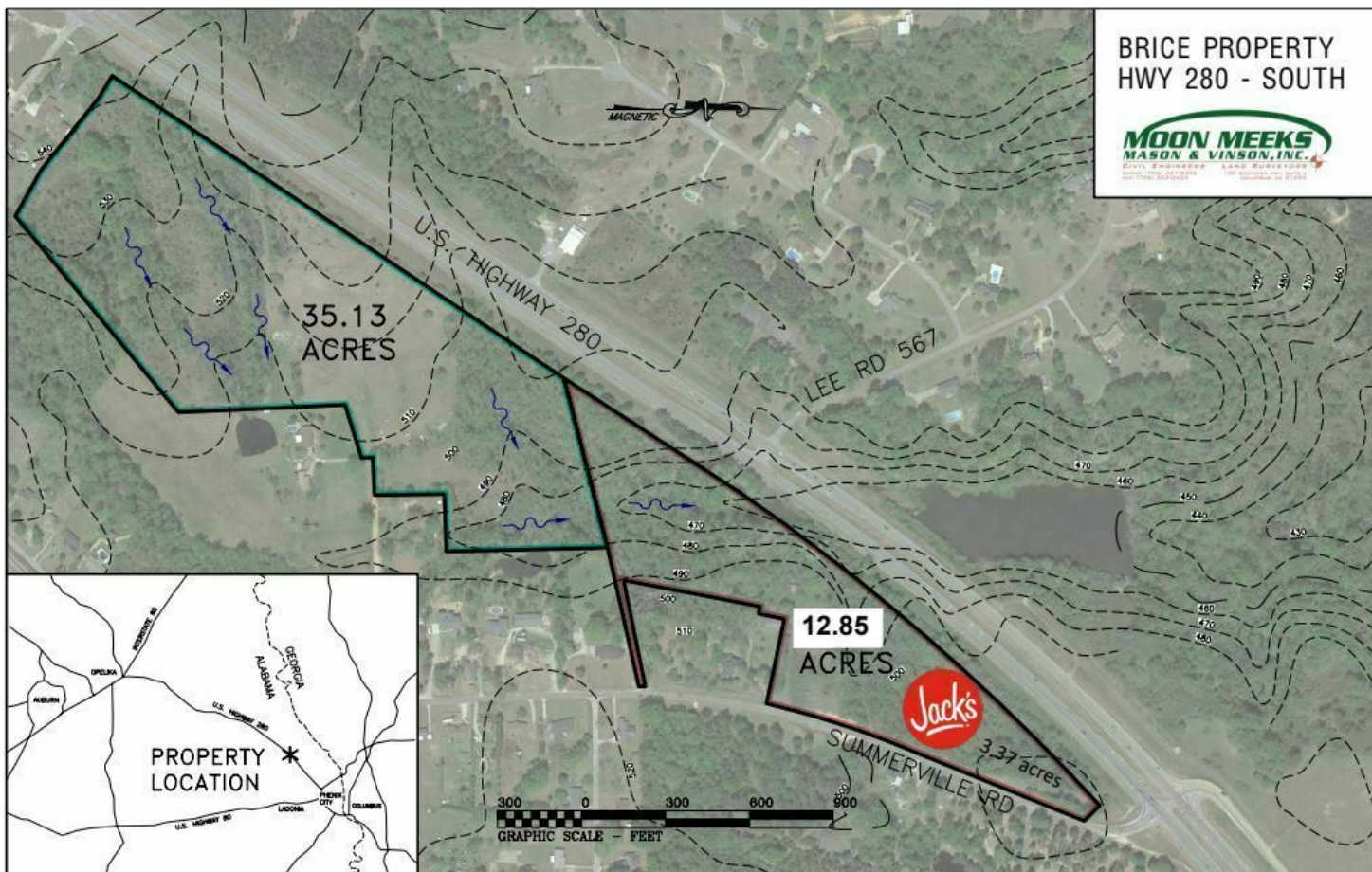


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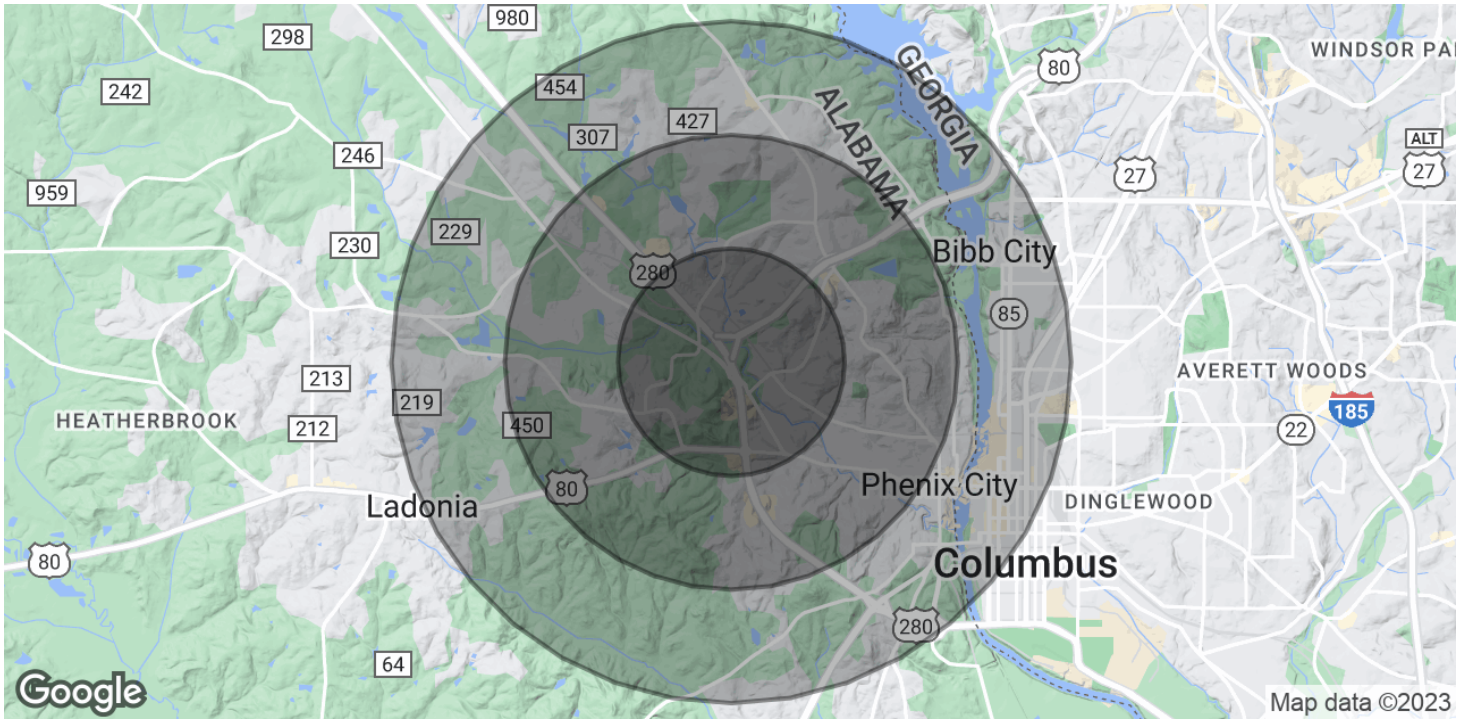


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,390	20,570	41,264
Average Age	35.2	38.7	37.2
Average Age (Male)	35	35.9	34.4
Average Age (Female)	36.7	40.9	38.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,037	10,476	19,935
# of Persons per HH	2.1	2	2.1
Average HH Income	\$55,964	\$52,114	\$50,595
Average House Value	\$148,542	\$124,017	\$126,970

* Demographic data derived from 2020 ACS - US Census

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