

GATEWAY AT LAKE MARTIN

HWY 280 & AL-63, ALEXANDER CITY, AL 35010

FOR SALE
& LEASE



LOCATION DESCRIPTION

Discover the perfect blend of work and leisure at the vibrant intersection of Hwy 280 and AL-63 in Alexander City, AL. Nestled in the heart of the charming Lake Martin region, this dynamic area offers a range of amenities to complement your workday. Enjoy convenient access to nearby restaurants and cafes. Take a moment to soak in the serene beauty of nearby Lake Martin, perfect for a midday escape or post-work relaxation. Discover a thriving community with a rich history, providing an inspiring backdrop for your professional endeavors at the location.



PROPERTY HIGHLIGHTS

- Publix/TJX/Five Below anchored center at lighted intersection with AL Hwy 63, the main entrance to Lake Martin
- Excellent visibility to Highway 280 (17,579 AADT) with full access
- Multiple parcels available and rough graded with utilities and off site detention. Parcels can be combined
- 2,375 inline space available



DEMOGRAPHICS

3 MILES

5 MILES

7 MILES

POPULATION

10,124

16,558

19,615

DAYTIME POPULATION

13,220

18,353

20,521

HOUSEHOLDS

4,260

6,879

8,281

AVERAGE HH INCOME

\$59,720

\$65,018

\$69,536



RAY JONES, CCIM

ray.jones@tscg.com
334.332.8424

ALEXANDER BARINEAU

alexander.barineau@tscg.com
205.776.6715

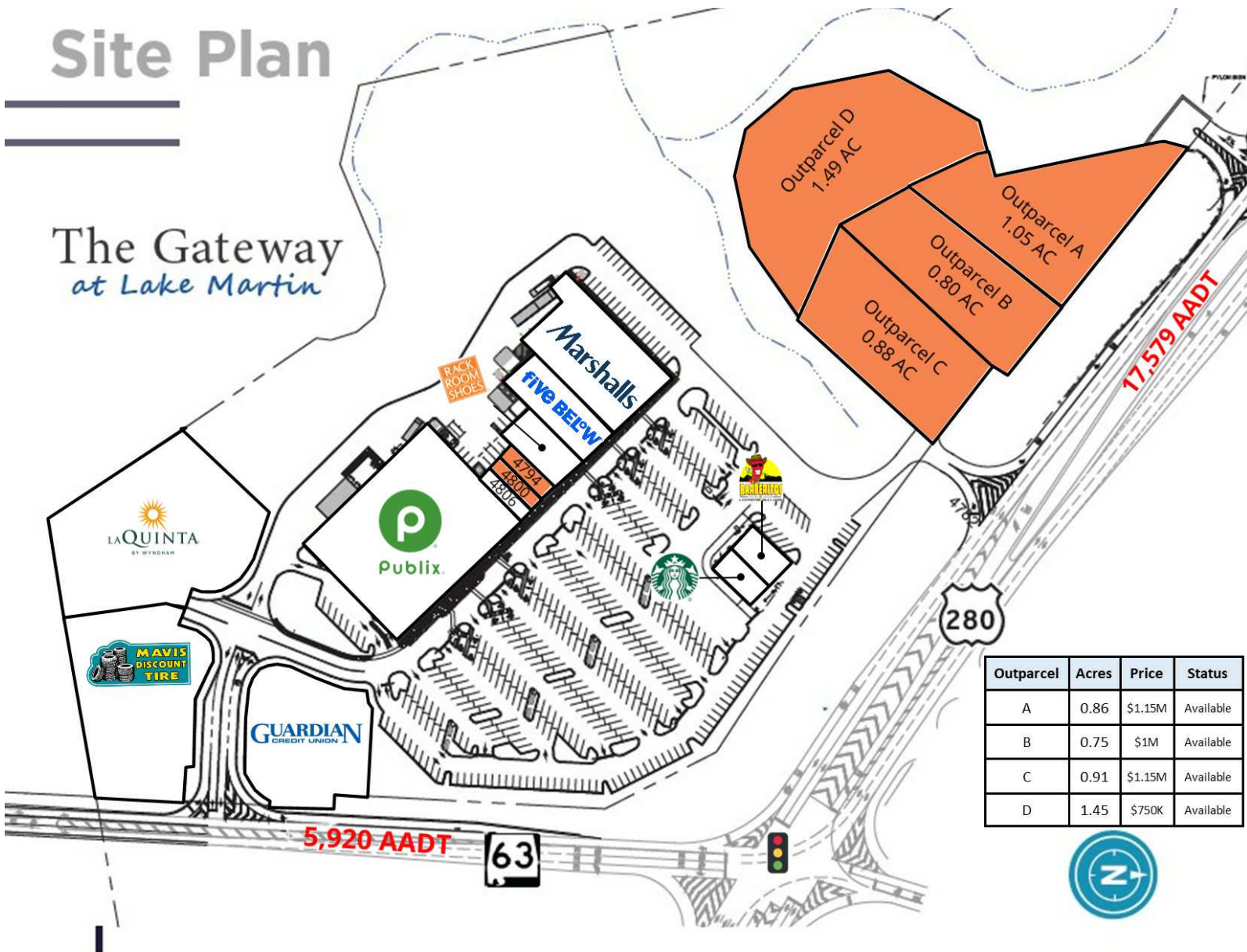
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Site Plan

The Gateway
at Lake Martin



Outparcel	Acres	Price	Status
A	0.86	\$1.15M	Available
B	0.75	\$1M	Available
C	0.91	\$1.15M	Available
D	1.45	\$750K	Available



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Alexander City, Alabama
Major Retail Aerial