

FOR Lease

Former Family Dollar/Dollar Tree

35360 U.S. Hwy 231, Ashville, Alabama 35953



Property Information

Blg. Size: 16,638 SF +/- former Family Dollar/Dollar Tree store. Ideal for Dollar Store, Auto Part, Hardware event Center, etc... Lot size: 2 Acres; Year built/Remodeled: Yr-2008/2021.

Lease Rate: \$5,500 per month. NNN

This property has an excellent visibility from U.S. Hwy 231 frontage. Traffic Count: 8,269 Vehicle Per day. Next to Post Office and across from Metro Bank. Less than 1 mile from downtown Ashville and less than 2 miles from I-59.

Demographics:

	3 Mile	5 Mile	10 Mile
Population:	487	1,444	6,939
Avg. HH Income:	\$72,129	\$72,219	\$70,834

Contact: Ashville Properties, LLC- Urmish R. Patel

Tel: 205-982-9171

Email: urmishp@gmail.com

All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.

AERIAL VIEW

