

0.46 ACRE OUTPARCEL

1604 2nd Avenue East, Oneonta, AL 35121



OFFERING SUMMARY

Sale Price: \$600,000

Available Acres: 0.46

Zoning: B-2

Price / SF: \$29.94

PROPERTY OVERVIEW

This 0.46-acre outparcel offers a prime retail development opportunity in the Oneonta market. The site is strategically positioned along 2nd Avenue East, which carries a strong daily traffic count of 15,951 VPD, ensuring consistent visibility and accessibility. Anchored by Tractor Supply and Marvin's, the location benefits from established co-tenancy and steady customer draw. With flexible potential for retail pad development, this property presents an excellent opportunity for investors or operators seeking a high-exposure site in a proven commercial corridor.

PROPERTY HIGHLIGHTS

- 15,951 Vehicles Per Day on 2nd Avenue East
- Excellent Visibility with Convenient Access
- Anchored by Strong, Established Retailers
- Versatile Site for Retail, Service, or Mixed-Use Development

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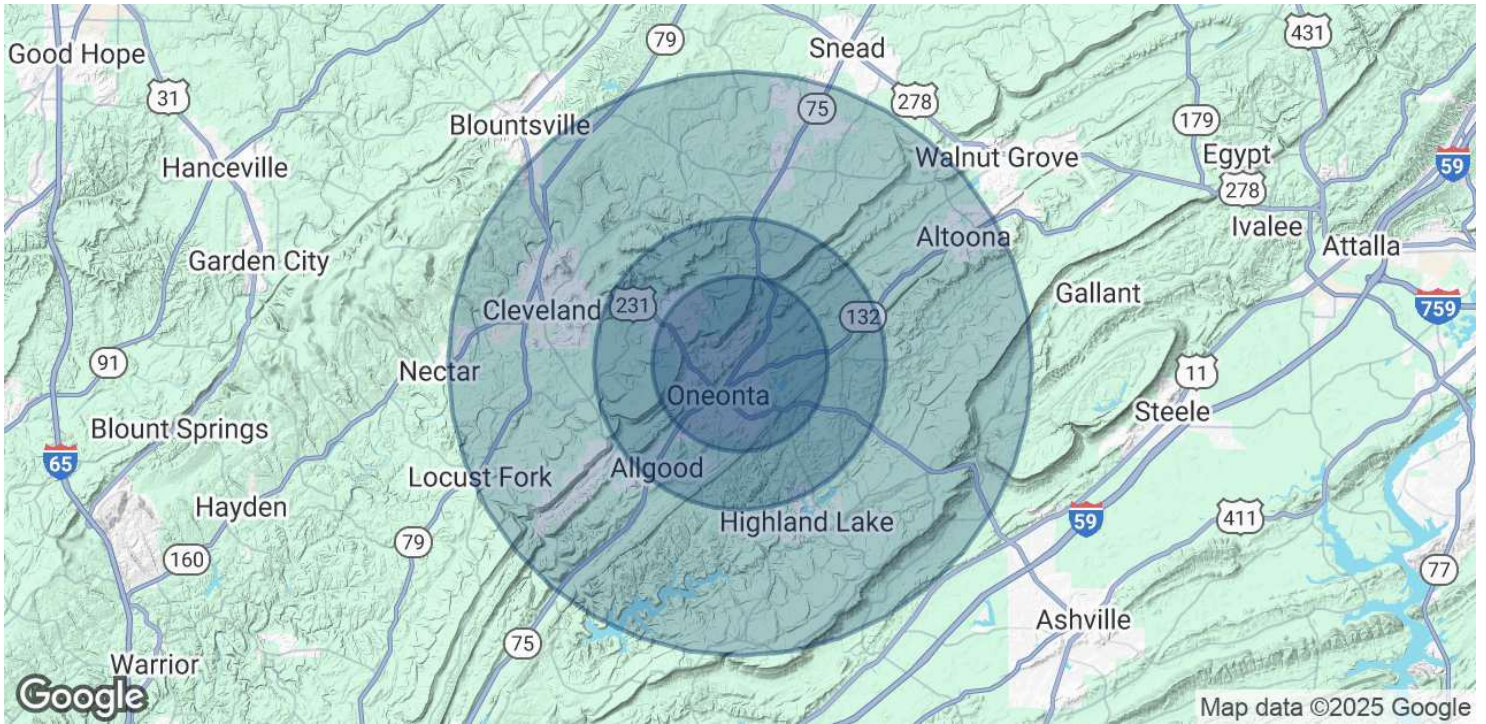
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	8,149	11,434	26,906
Average Age	42	42	42
Average Age (Male)	39	40	40
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,051	4,295	10,244
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$86,522	\$83,680	\$80,379
Average House Value	\$283,407	\$264,898	\$241,269

Demographics data derived from AlphaMap

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