

FOR SALE

Redevelopment Site - Cullman, AL
702 2nd Ave NW, Cullman, AL 35055



RED ROCK



Land | 0.8 Acres

Sale Price: \$1,700,000

TRISH RUSHING, CCIM

VP Commercial Brokerage

813.309.2875

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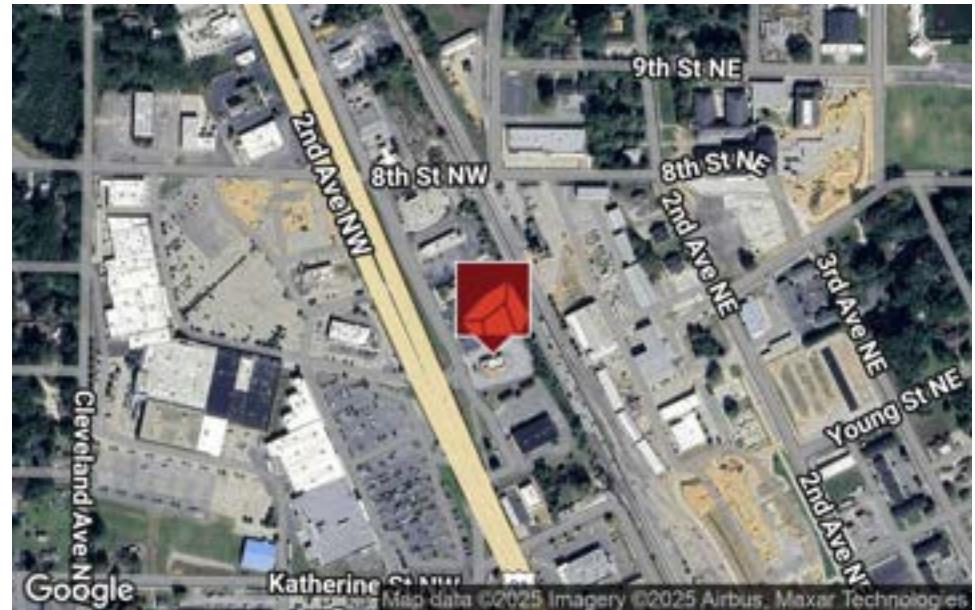


PROPERTY OVERVIEW

Exceptional redevelopment opportunity in Cullman, AL. Situated on a highly visible, signalized corner in the heart of Cullman's bustling retail corridor, this 0.8-acre site offers unmatched access and synergy with surrounding anchors like Publix, Panera Bread, and Moe's Southwest Grill. With a new 40,000 SF retail center under construction nearby, the area is primed for growth, making this property ideal for retail or restaurant ventures. Call to discuss!

PROPERTY HIGHLIGHTS

- Prime Location: Signalized corner pad with high traffic on U.S. Highway 31.
- Retail Synergy: Across from Publix and surrounded by popular national and local brands.
- New Growth: Nearby retail developments fueling increased customer traffic.
- Flexible Zoning: B-2 zoning supports diverse retail and restaurant uses.
- Community-Centric: Close to schools, hotels, and downtown Cullman amenities.
- Proven Market: Established retail corridor with strong consumer demand.



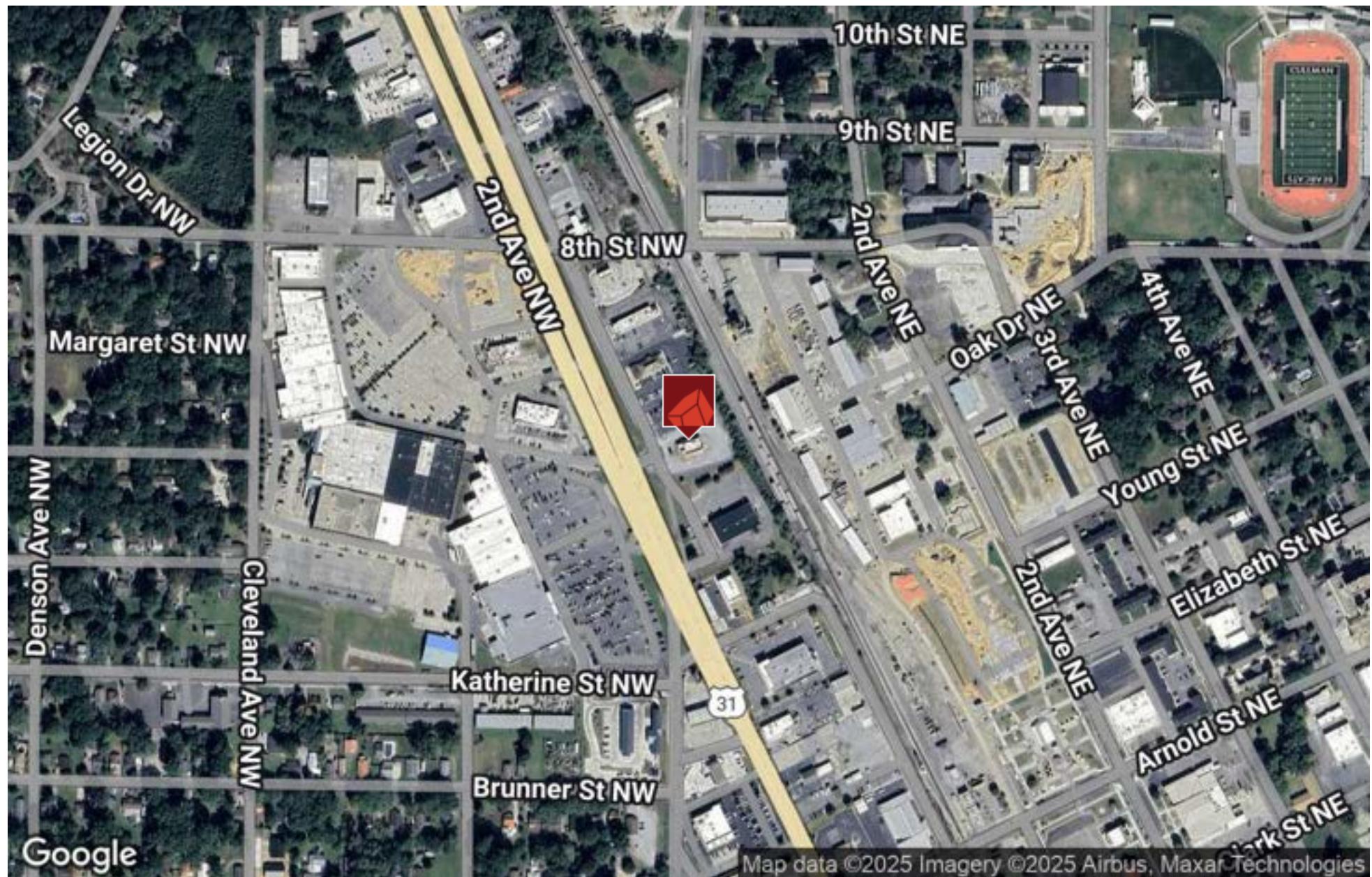
OFFERING SUMMARY

Sale Price:	\$1,700,000
Lot Size:	0.8 Acres
Zoning:	B-2

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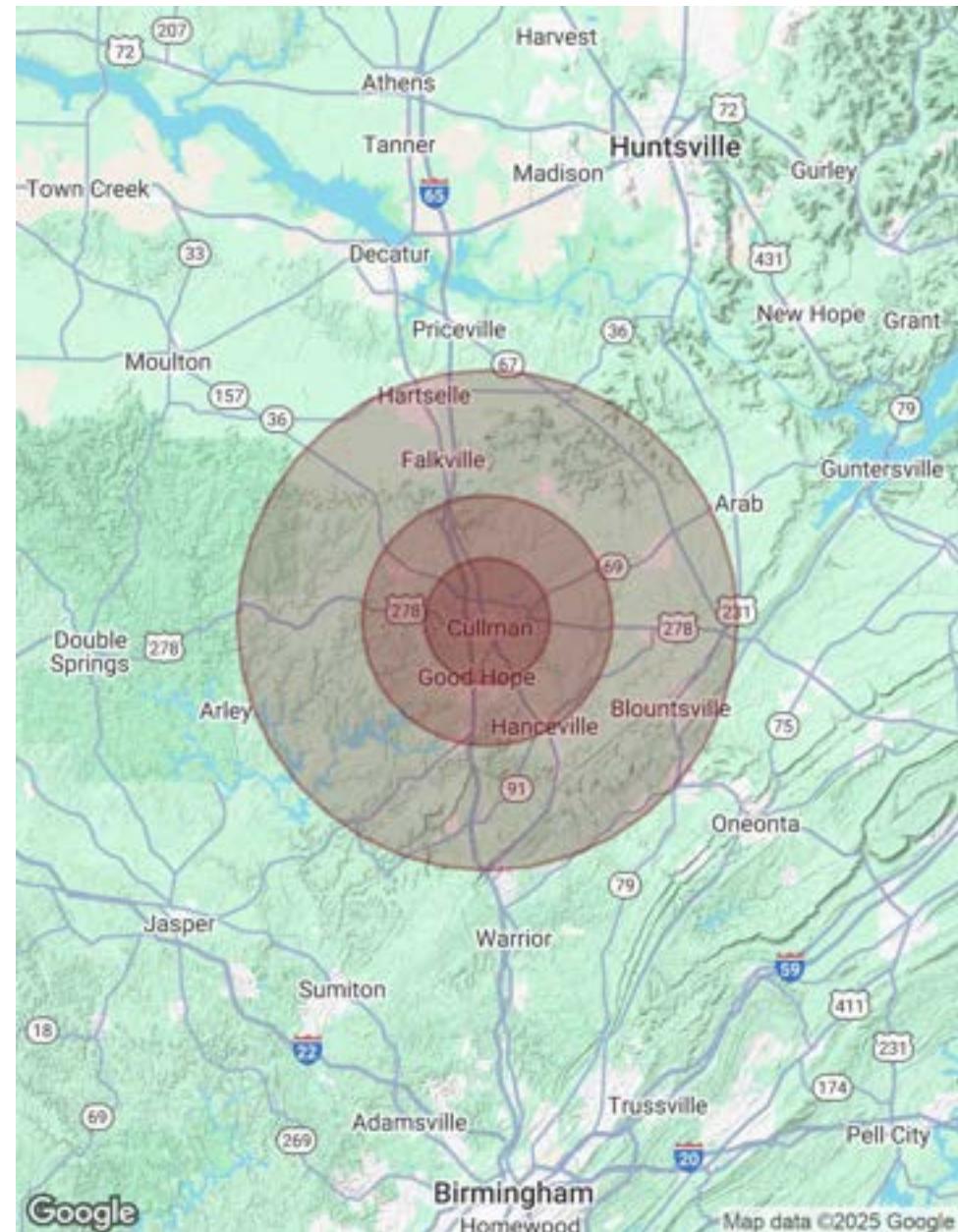
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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	29,474	60,596	137,111
Average Age	41	41	41
Average Age (Male)	39	40	40
Average Age (Female)	43	42	43
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	11,804	23,850	54,041
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$88,220	\$86,314	\$85,206
Average House Value	\$268,436	\$255,096	\$252,591

Demographics data derived from AlphaMap



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