

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

trushing@redrockrg.com

1425 Richard Arrington Jr. Blvd. S Suite 100
Birmingham, AL 35205

205.324.3383

redrockrg.com





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

Presented By:

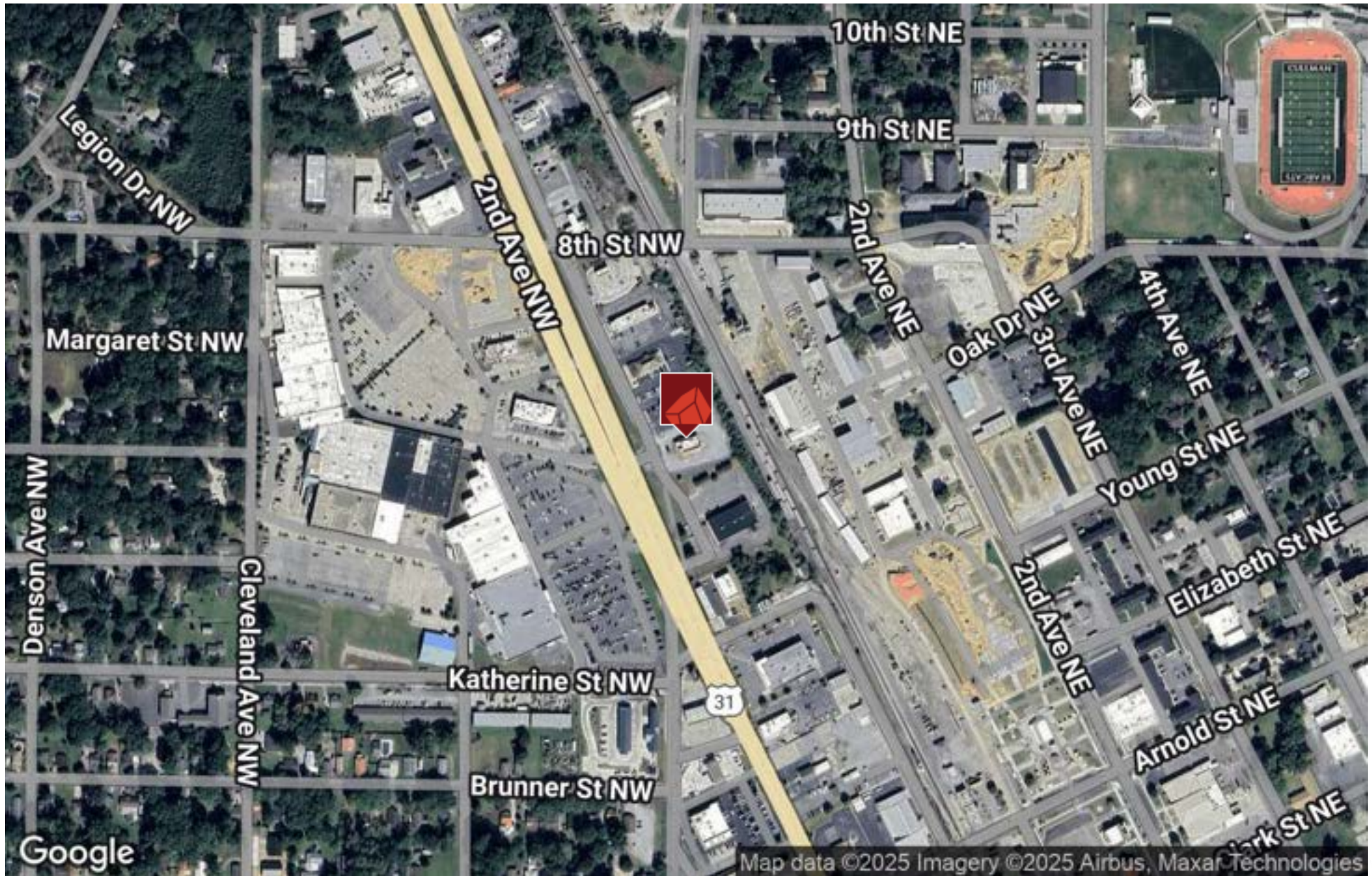
TRISH RUSHING, CCIM

VP Commercial Brokerage

813.309.2875

trushing@redrockrg.com

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Presented By:

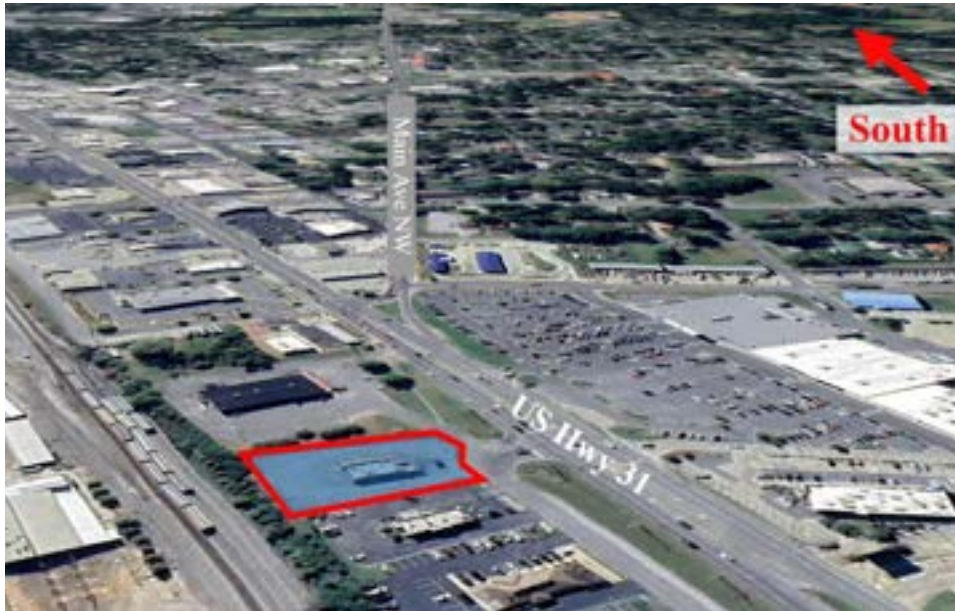
TRISH RUSHING, CCIM

VP Commercial Brokerage

813.309.2875

trushing@redrockrg.com

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Presented By:

TRISH RUSHING, CCIM

VP Commercial Brokerage

813.309.2875

trushing@redrockrg.com

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

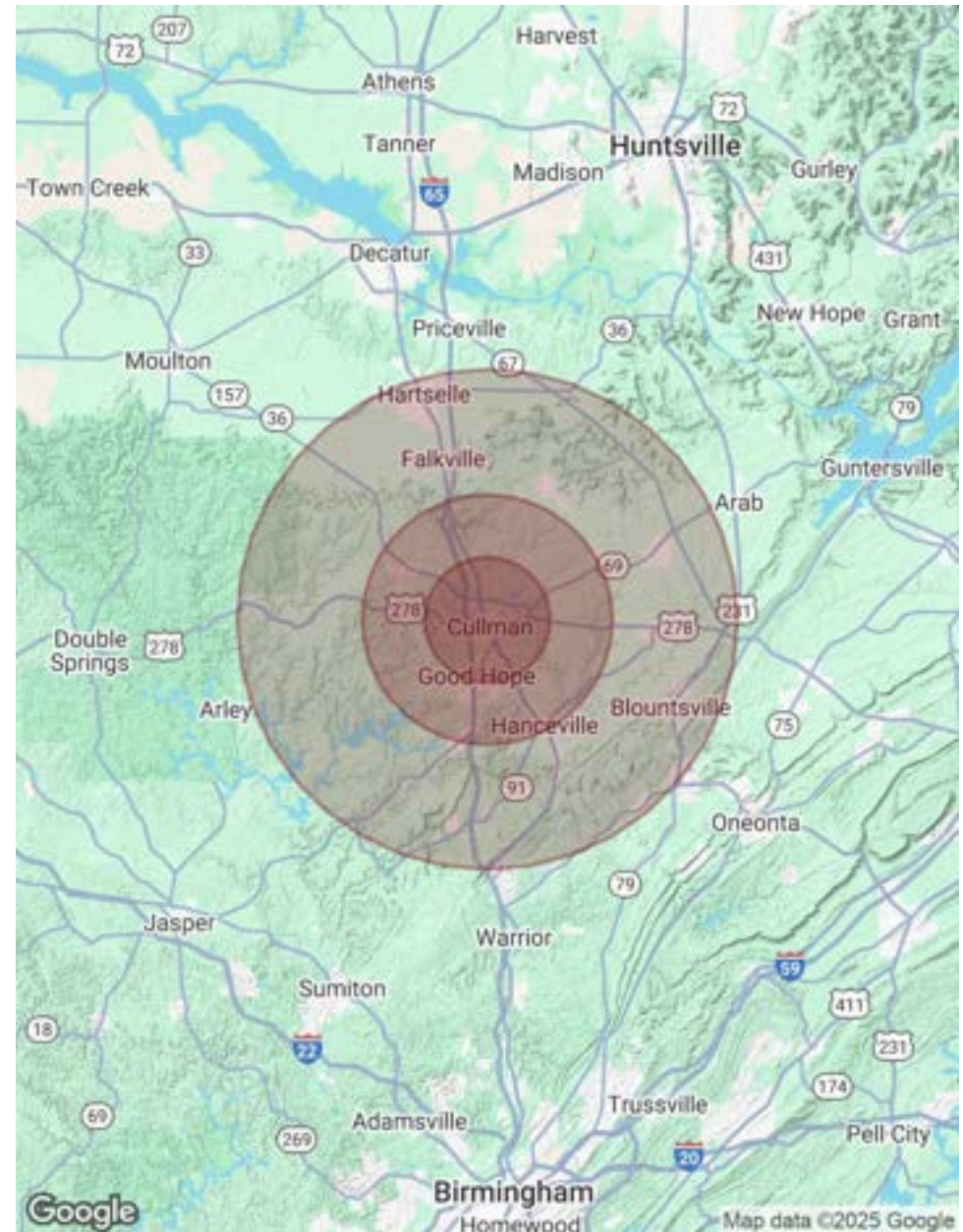
POPULATION

	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



Presented By:

TRISH RUSHING, CCIM

VP Commercial Brokerage

813.309.2875

trushing@redrockrg.com

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.