



OFFERING SUMMARY

Sale Price: \$750,000

Ground Lease Price: Negotiable

Acres: 1.59

Price / SF: \$10.83

LOCATION OVERVIEW

1.59 acres strategically located directly off I-20 on Exit 165. This site provides high visibility and easy access on a major transportation route. I-20 AADT 50,386 & Stemley AADT 4,780 (Source ALDOT 2023). Other retailers off Exit 165 include: Pilot, Chevron, Dee Fords Bar&Grill, Ricks truck and tire shop, Gupta Travel Plaza, I-20 Truck Stop, and Turnipseed Truck Wash. Traffic Generators near site include: Logan Martin Lake, Talladega Super speedway, and the Honda manufacturing plant.

PROPERTY HIGHLIGHTS

- I-20 great visibility and easy access
- High volume of traffic
- Major traffic generators near site
- Ideal for gas station/service station

12184 STEMLEY ROAD
Lincoln, AL 35096



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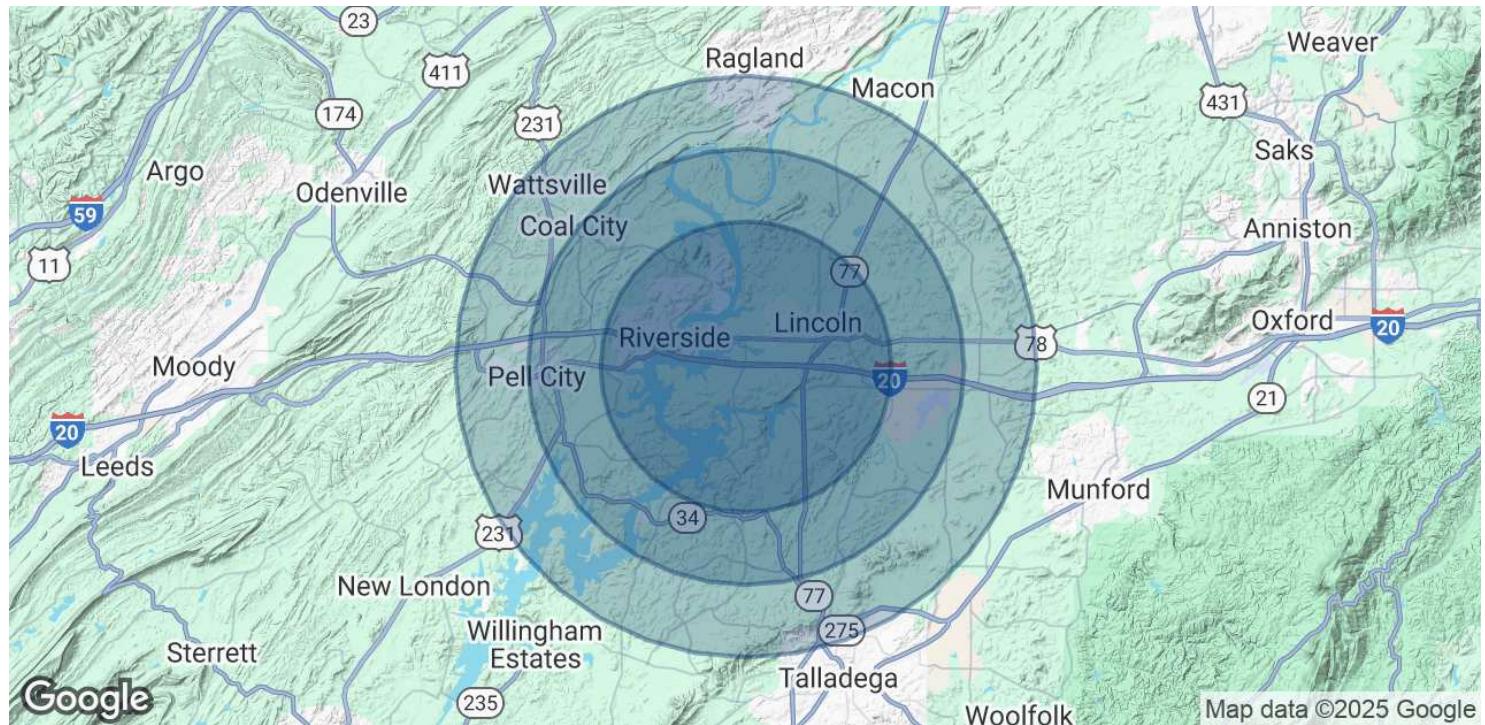
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POPULATION	5 MILES	7.5 MILES	10 MILES
Total Population	12,781	27,047	47,273
Average Age	43	42	42
Average Age (Male)	42	41	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	5 MILES	7.5 MILES	10 MILES
Total Households	5,268	11,013	19,066
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$84,167	\$80,014	\$73,174
Average House Value	\$276,271	\$280,348	\$249,768

Demographics data derived from AlphaMap