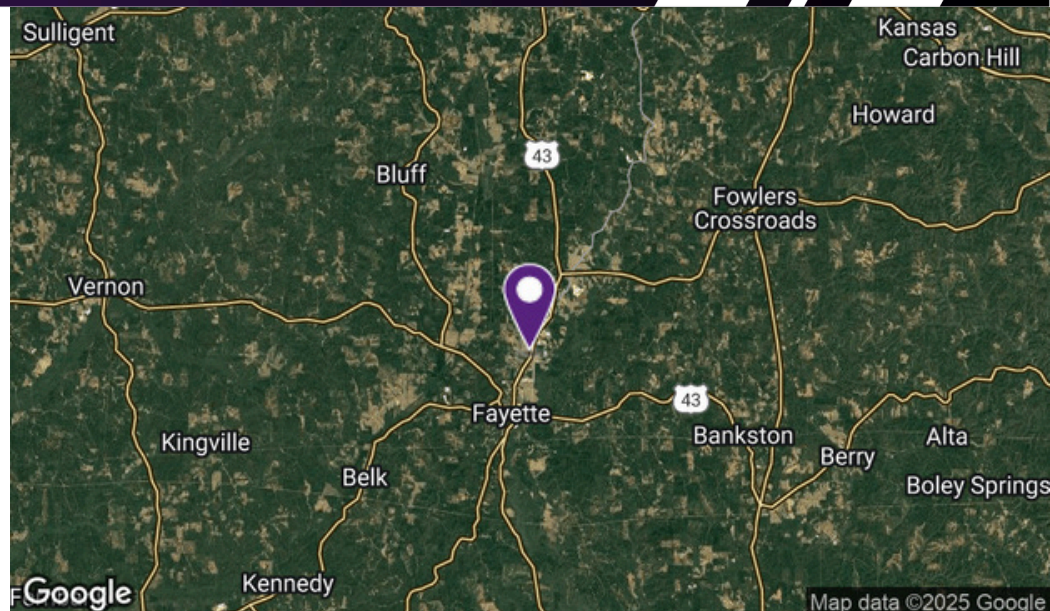


FORMER ADVANCE AUTO PARTS AVAILABLE

2239 TEMPLE AVE N, FAYETTE, AL 35555



PROPERTY HIGHLIGHTS

- Former Advance Auto Parts available for sublease in Fayette, AL
- The subject property is located along a main thoroughfare, Temple Avenue (10,720 VPD), offering convenient access and excellent visibility
- Fayette is approximately 40 miles north of Tuscaloosa, Alabama and 70 miles from Birmingham.
- Large on-site parking field with multiple points of access
- Surrounded by established national retailers including Walmart, McDonald's, Taco Bell, and Tractor Supply

OFFERING SUMMARY

Lease Rate:	Call for Pricing
Lot Size:	0.77 Acres
Building Size:	6,897 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	502	2,487	4,066
Total Population	1,234	5,985	9,888
Average HH Income	\$60,988	\$68,794	\$70,401



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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,234	5,985	9,888
Average Age	49	45	44
Average Age (Male)	44	43	43
Average Age (Female)	52	47	46

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	502	2,487	4,066
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$60,988	\$68,794	\$70,401
Average House Value	\$151,379	\$159,284	\$161,757

Demographics data derived from AlphaMap

