

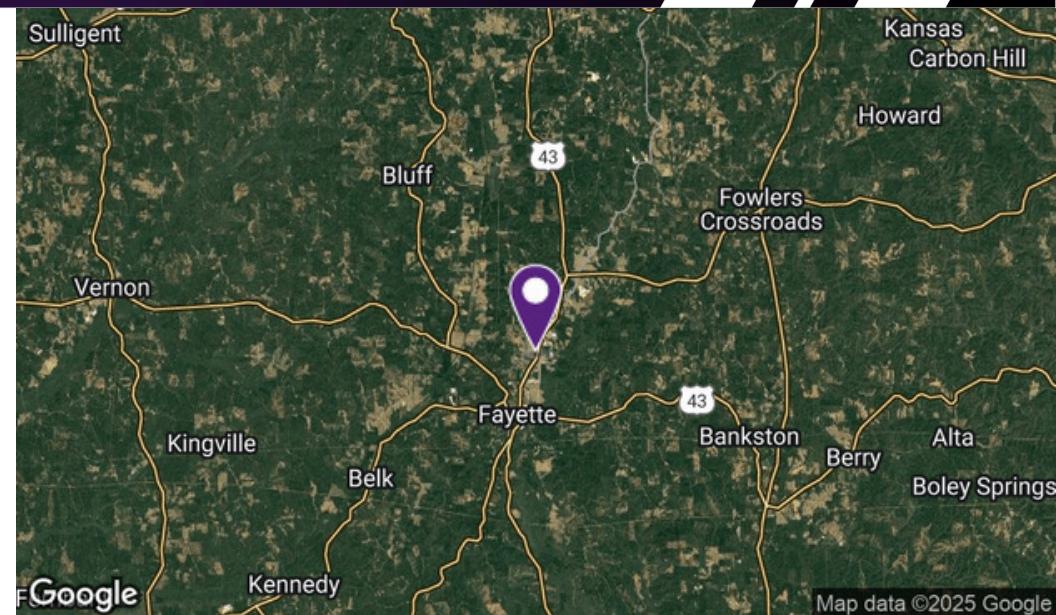
FORMER ADVANCE AUTO PARTS AVAILABLE

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



Andrew Collat

Retail Brokerage

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All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.



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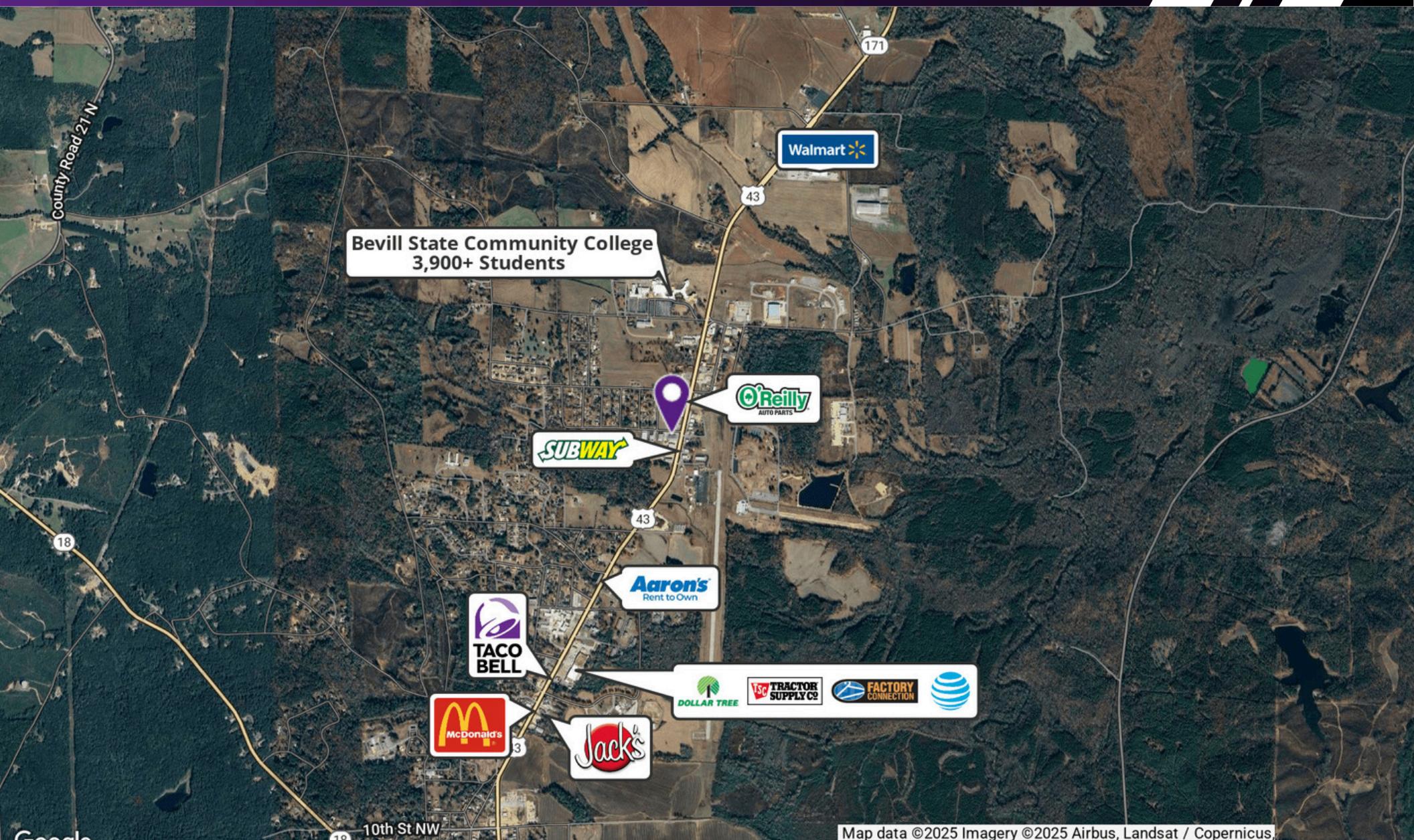
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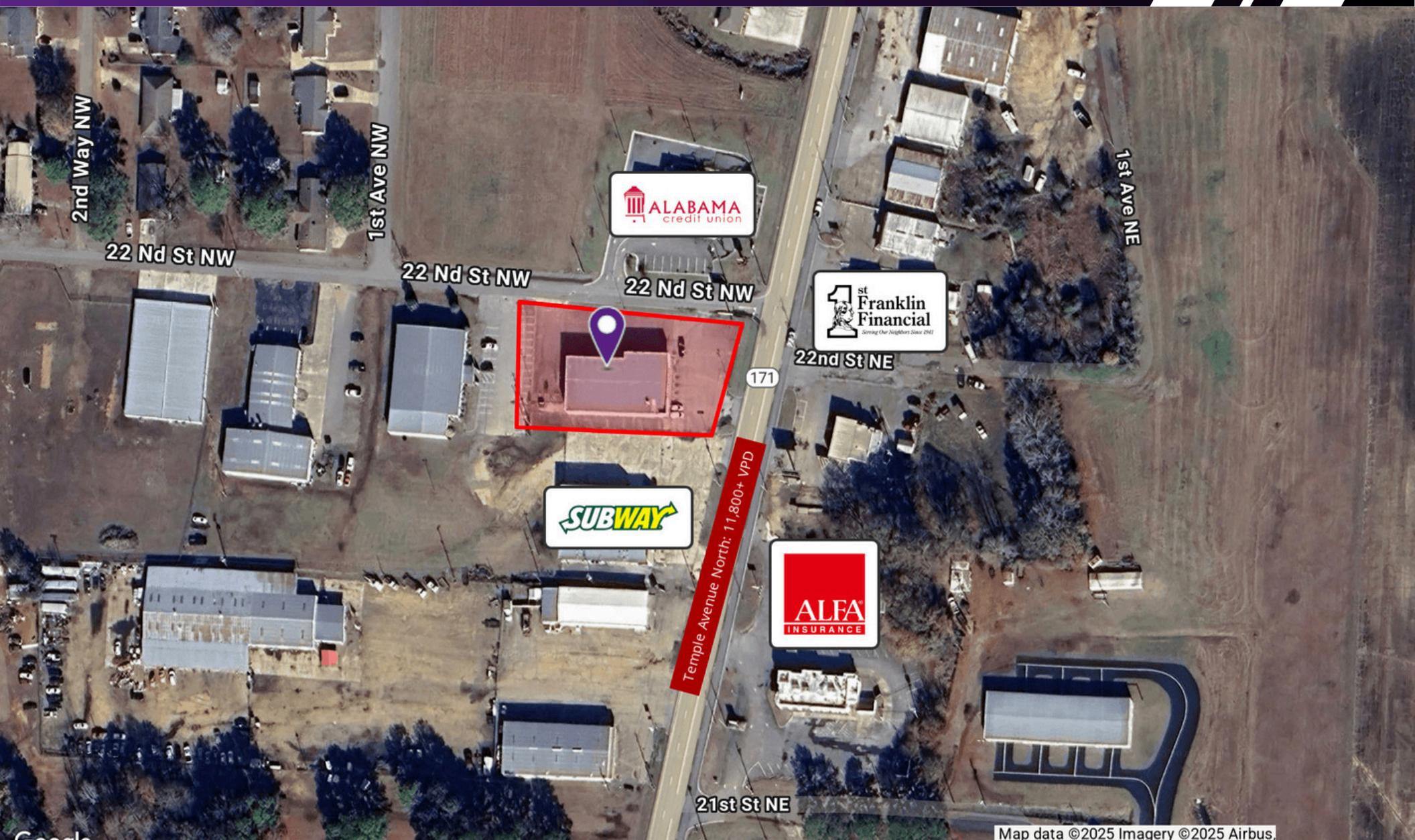
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,234	5,985	9,888
Average Age	49	45	44
Average Age (Male)	44	43	43
Average Age (Female)	52	47	46

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

