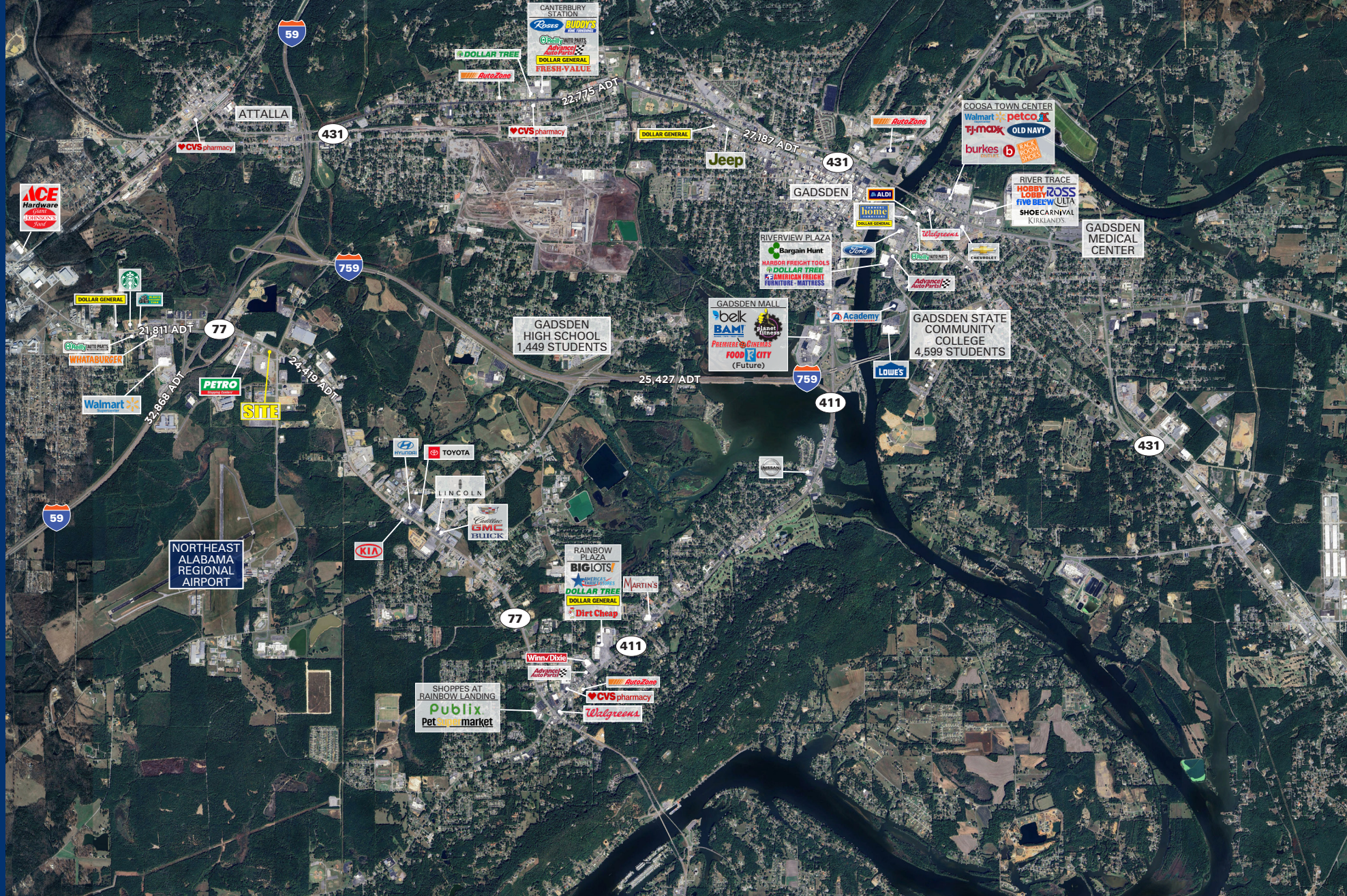




1708 W GRAND AVE | GADSDEN, AL

GADSDEN COMMONS

0.96 - 3.03 ACRES AVAILABLE



PROJECT DETAILS

GADSDEN COMMONS • 0.96 - 3.03 ACRES AVAILABLE

AVAILABLE SPACE

50,851 SF

TRAFFIC COUNTS

23,038 Hwy 77 ADT

PROPERTY HIGHLIGHTS

- Outparcels available for sale Zoned B-2
 - Lot 1 - 3.03 acres
 - Lot 3 - 0.96 acres
- 56 miles NE of Birmingham, AL and 90 miles SW of Chattanooga, TN
- Excellent visibility and access via W Grand Avenue (AL-77) and I-59
- Over 23,000 VPD on AL-77 west of site
- Area retail and restaurants include Walmart Supercenter, Cracker Barrel, McDonald's, Arby's, Waffle House, Jack's, Splash Auto Spa, and RaceTrac
- Close proximity to the Northeast Alabama Regional Airport (MSL) and the Church of the Highlands

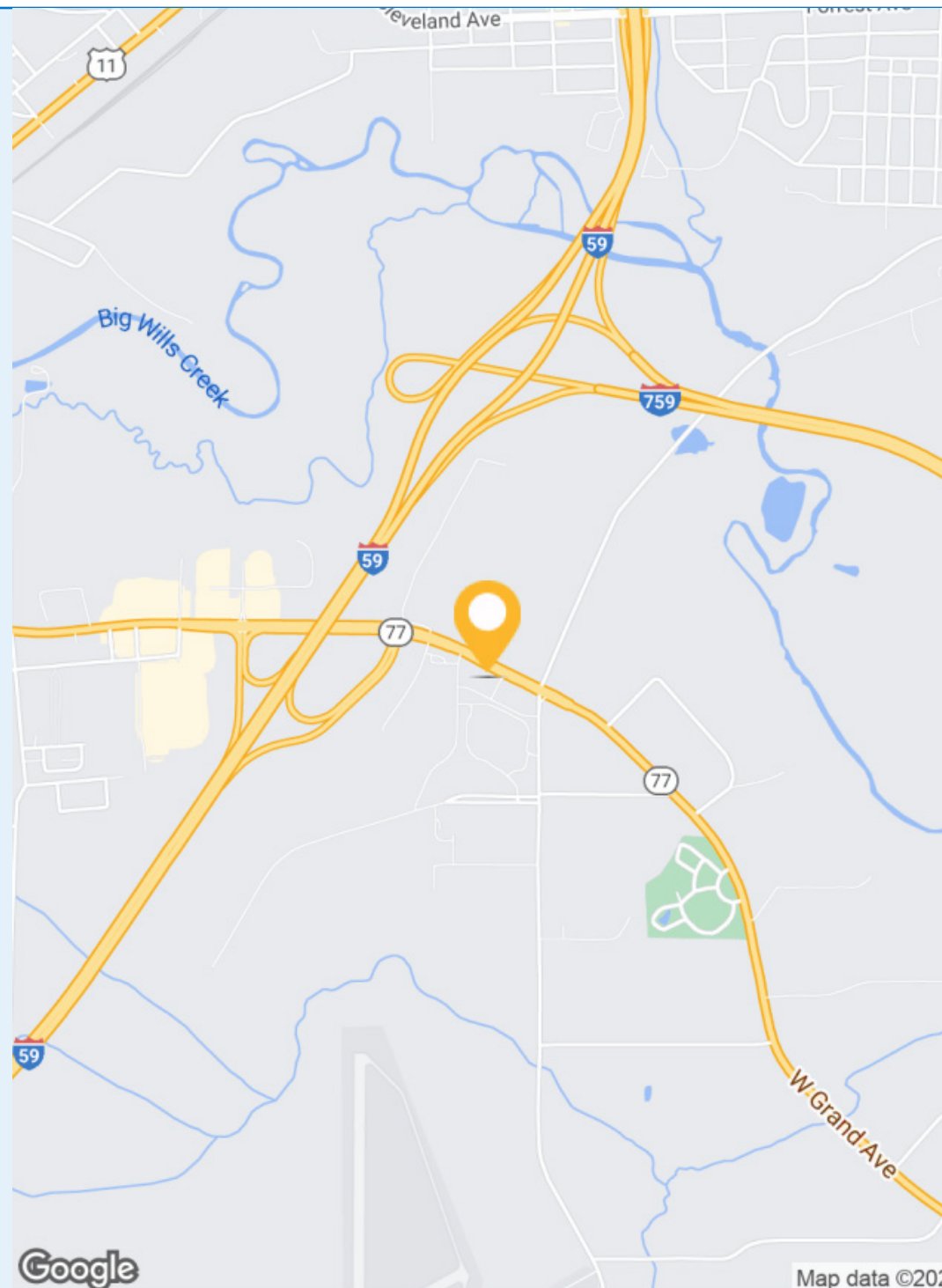
COUNTY

Etowah

MARKET

Gadsden

	3 MILE	5 MILE	10 MILE
 TOTAL POPULATION	13,639	35,779	81,925
 MEDIAN HH INCOME	\$50,081	\$50,363	\$55,144
 DAYTIME POPULATION	6,953	19,237	28,266

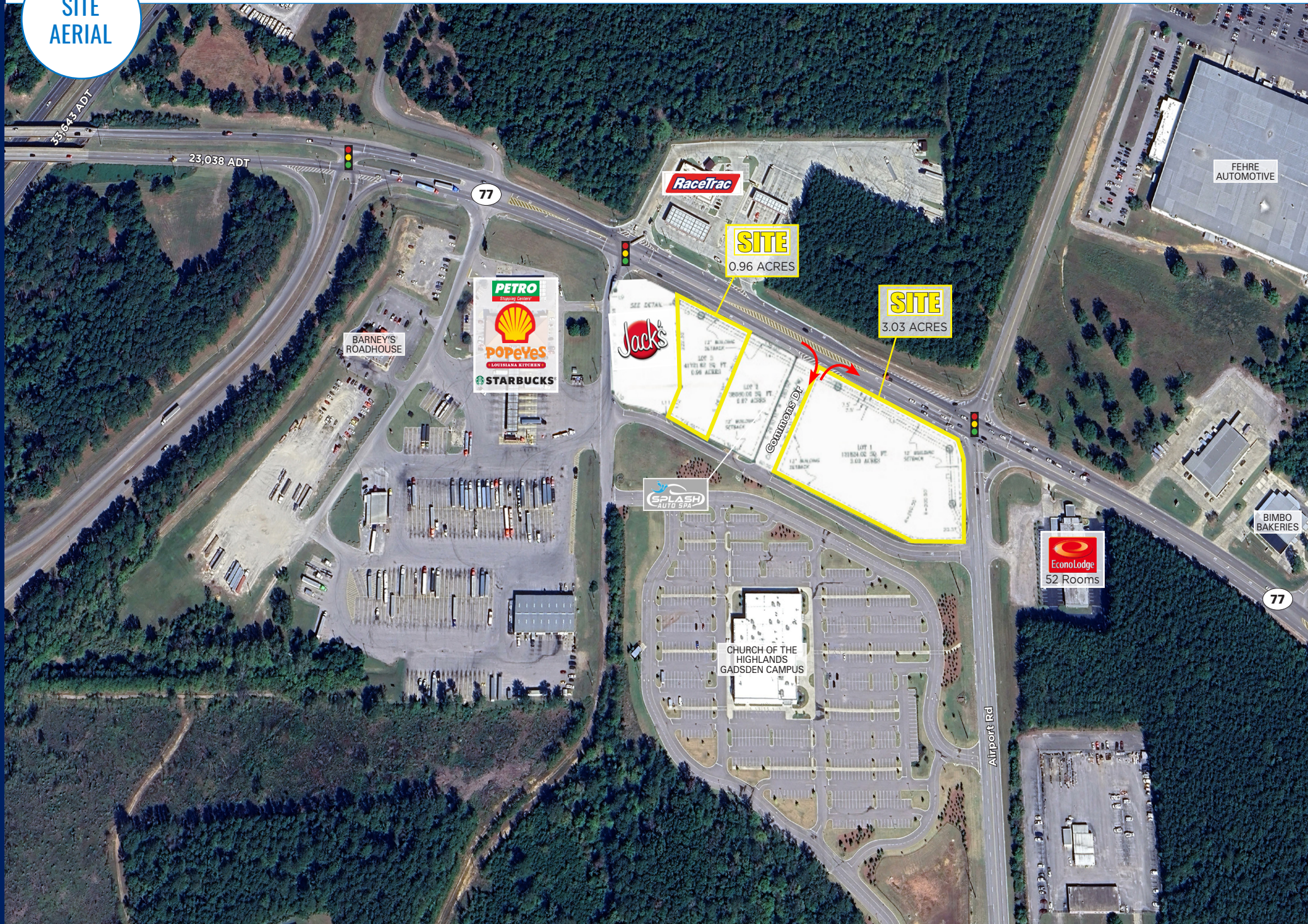


AERIAL



SITE AERIAL

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GADSDEN, AL

GADSDEN COMMONS

0.96 - 3.03 ACRES AVAILABLE

ANDREW SADOWSKY

470.766.1763
ASADOWSKY@ATLANTICRETAIL.COM

SHELLEY JORDAN BELL

404.759.5464
SJBELL@ATLANTICRETAIL.COM

KATHY WARD-DARIN

317.800.3044
KWARD@ATLANTICRETAIL.COM



ALBANY

ATLANTA

PIEDMONT CENTER
3525 PIEDMONT ROAD NE BLDG 5, SUITE 210
ATLANTA, GA 30305
404.759.5464

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