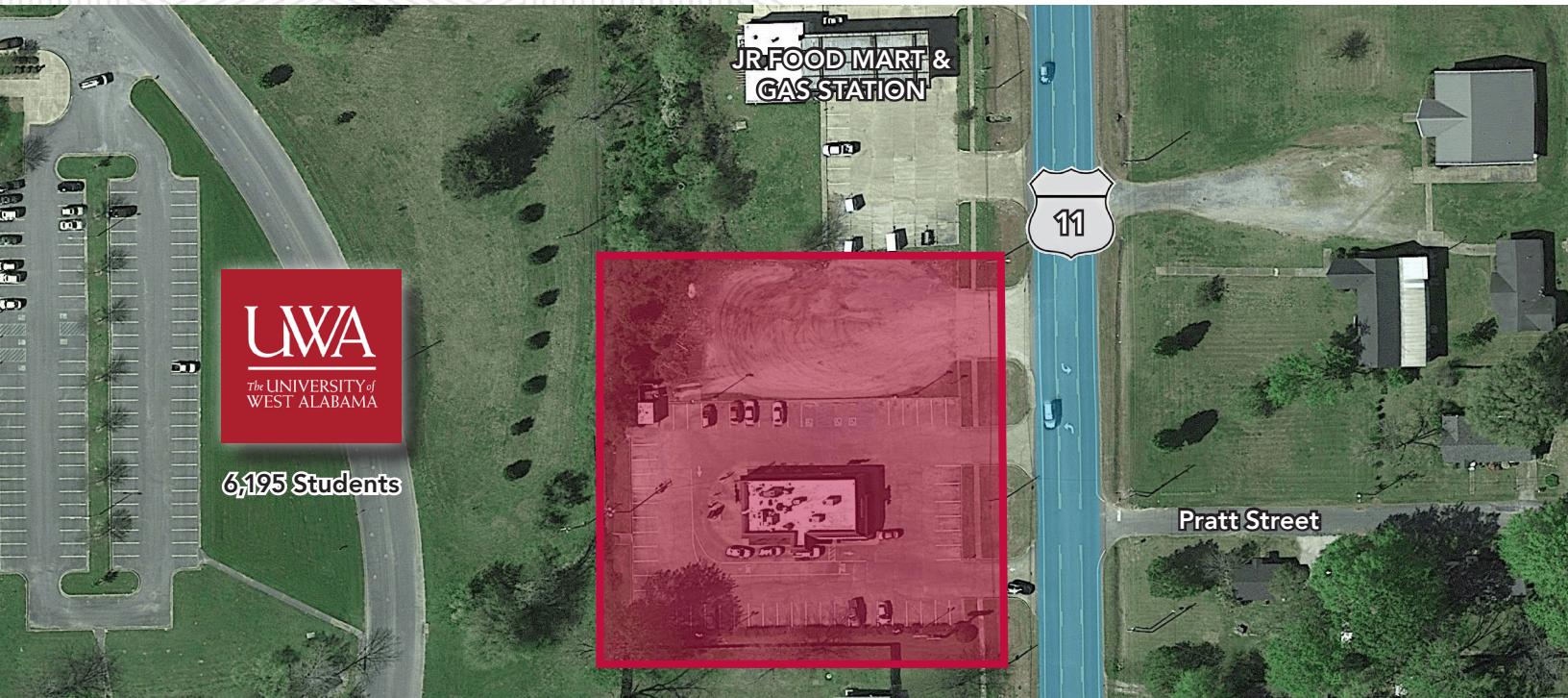




Former Hardee's & Excess Land

701 N Washington Street

Livingston, AL 35206



6,195 Students

JR FOOD MART & GAS STATION



Pratt Street

FOR SALE

Property Highlights

- 1.79 acre lot with former 4,519 SF former Hardee's restaurant
- Excellent visibility and exposure
- Located in close proximity to the University of West Alabama with a student population of 6,195 students
- Available immediately
- Call for more information and pricing



ACRES
1.79



TRAFFIC
8,470 VPD



ACCESS
Highway

Demographics

	5 mile	10 mile	15 mile
Population	4,169	7,322	12,180
Households	1,587	2,875	4,967
Daytime Pop	11,867	13,652	17,006
Avg HH Income	\$47,216	\$46,771	\$47,775

Jared Mobley jmobley@retailspecialists.com 205.422.6070

Benjamin Hendrix bhendrix@retailspecialists.com 256.794.9836

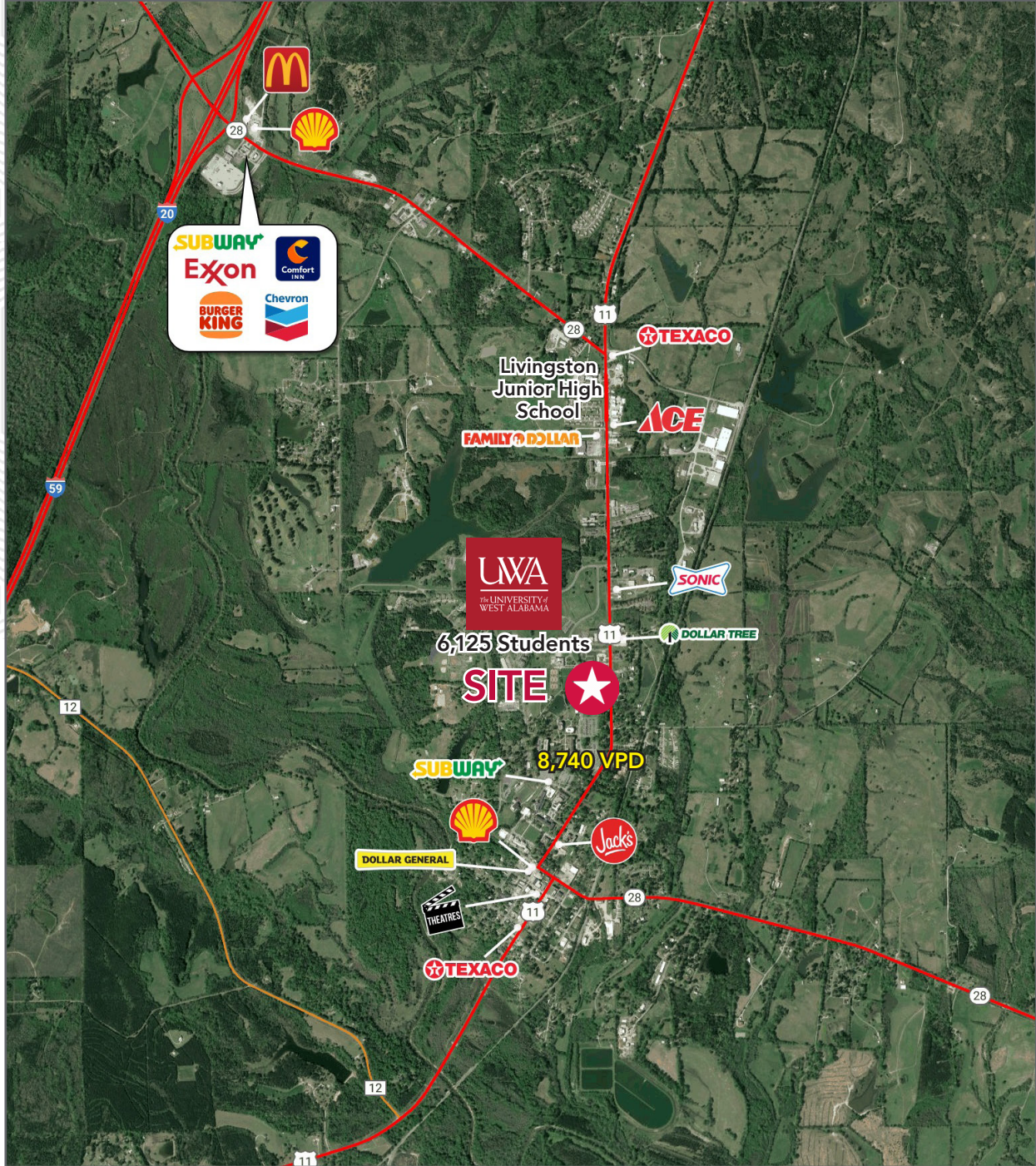


retail specialists

Hardee's Excess Land

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Market Aerial



FOR SALE

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