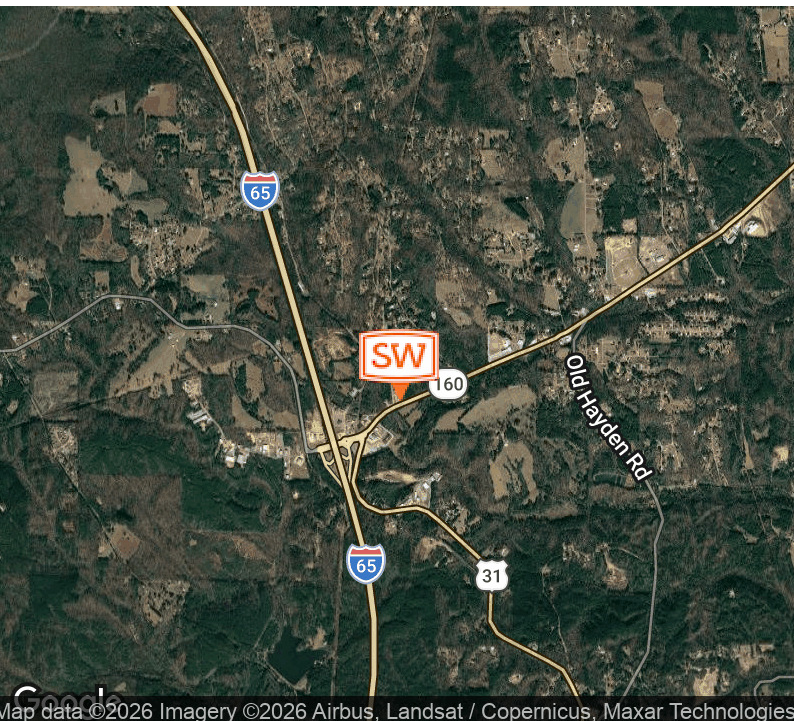


FOR LEASE
397 AL 160
Warrior, AL 35180



**SHANNON
WALTCHACK**



OFFERING SUMMARY

Lease Rate:	\$18.00-\$20.00 SF/yr (NNN)
Available SF:	1,850 SF
Building Size:	6,900 SF

PROPERTY HIGHLIGHTS

- Prime retail development on Highway 160 (11,000 VPD) at Exit 284 in Warrior
- Located just off I-65 (54,000 VPD) and Highway 31
- Includes dedicated parking lot
- Great visibility with signage

LIZZY VAN ROOYEN
205.478.5997
lvr@shanwalt.com

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The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

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Salon Rendering



Coffee Shop Rendering



Existing Shell

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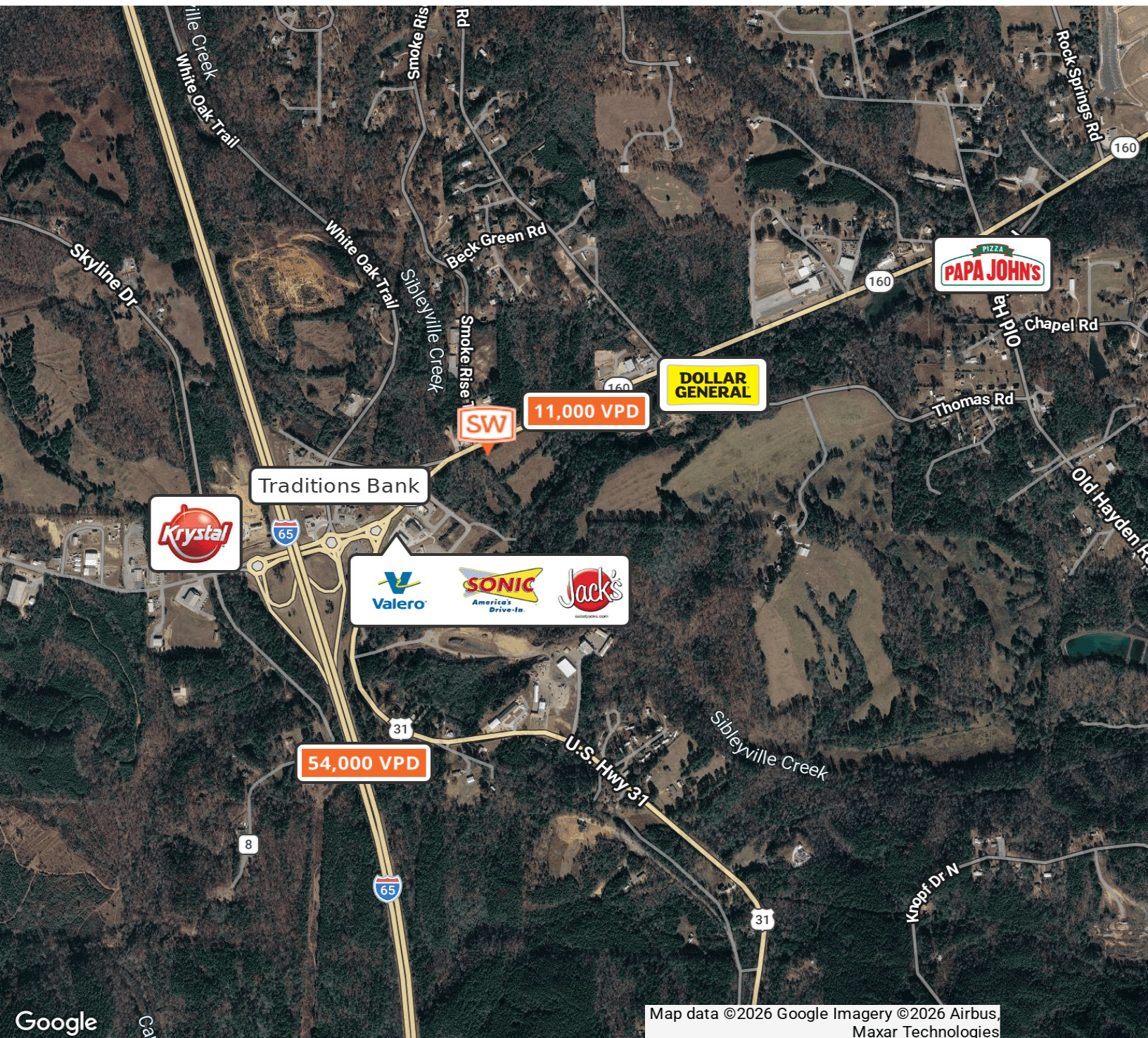
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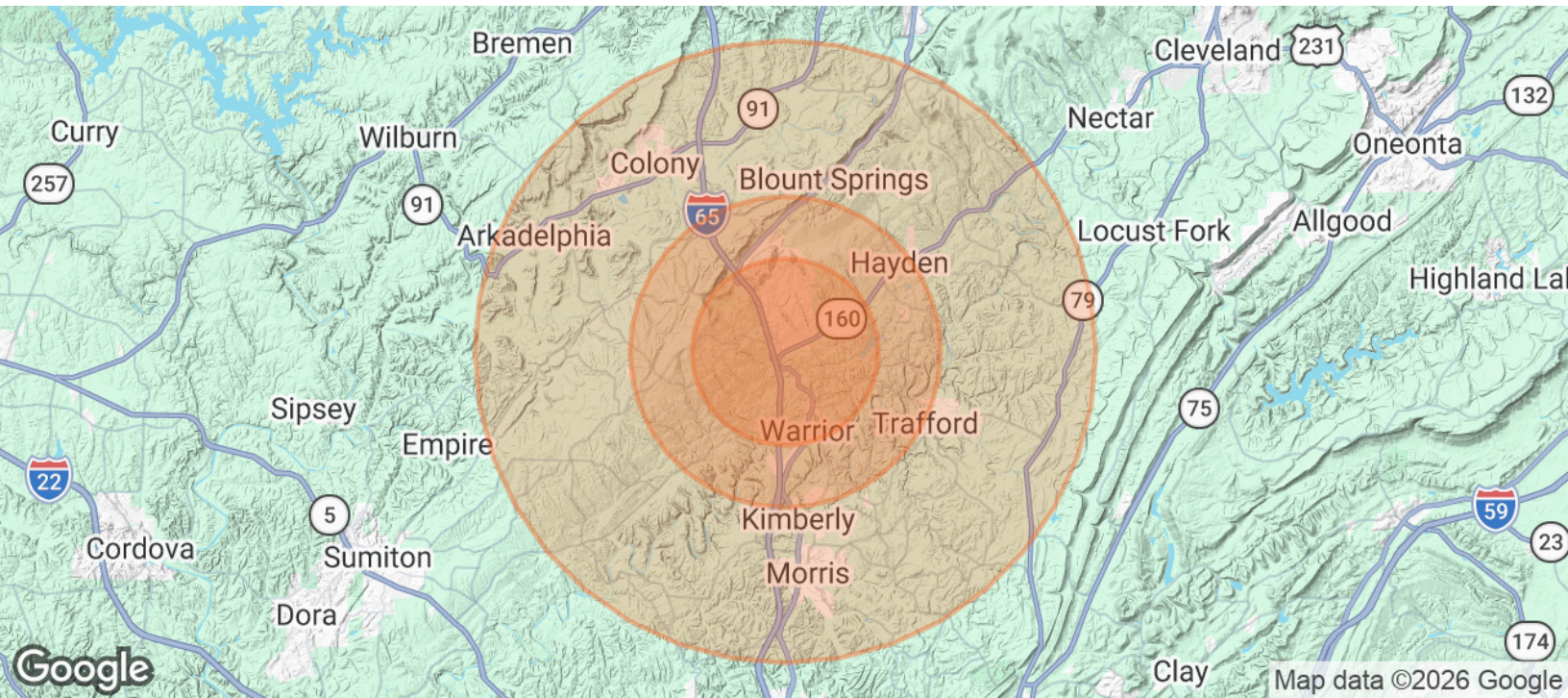
FOR LEASE

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SHANNON
WALTCHACK



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	6,143	16,288	39,690
Average Age	42	40	41
Average Age (Male)	41	40	40
Average Age (Female)	42	41	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,305	6,169	15,082
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$99,610	\$95,856	\$92,798
Average House Value	\$230,807	\$227,537	\$222,518

2020 American Community Survey (ACS)

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