

# 1.9 Acre OUTPARCEL

FOR SALE OR GROUND LEASE

Off Highway 431 South, Guntersville, AL 35976



- **1.9 Acres.**
- Graded detention in place.
- Ready to build.
- Signaled access to US Hwy 431.
- Adjacent to Starbucks and Staples.
- Located in Guntersville, AL along US Hwy 431, primary route between Huntsville and Gadsden, AL.
- Across from Super Walmart.
- Nearby retailers include Belk, Dollar Tree, Shoe Dept., Cato, Cici's Pizza.
- Great exposure, located at top of mountain overlooking Lake Guntersville.
- Draws from population over 90,000, from Huntsville to Gadsden and surrounding areas of Albertville, Boaz and Guntersville.
- High traffic flow (±30,000 VPD) along Route 431.



## 2022 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,135	9,170	30,995
Average HH Income	\$75,252	\$76,013	\$70,033

FOR MORE INFORMATION CONTACT:

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