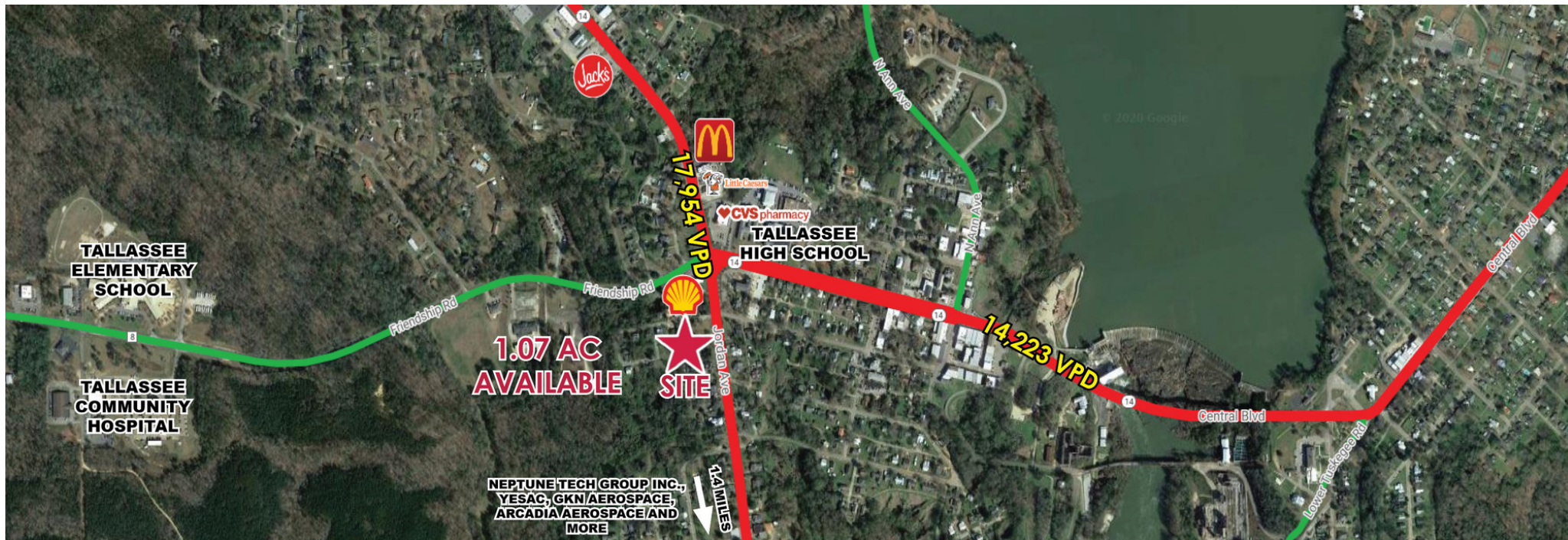


COMMERCIAL LAND WITH DRIVE-THRU ABILITY

W. James St & Jordan Ave (AL- 229) Tallassee, AL 36078



**LAND
FOR SALE**

1.07 AC Lot Available for Sale

Property Highlights

- Zoned general business with ability to do a drive-thru
- In the middle of town with the highest VPD
- In close proximity to McDonald's and CVS
- Located just over 1 mile from multiple industries

Demographics	3 Miles	5 Miles	10 Miles
Total Households	2,483	3,686	6,791
Total Population	6,273	9,535	17,580
Median HH Income	\$48,692	\$50,387	\$50,370
Daytime Population	8,458	11,069	17,017

Traffic Counts

17,954 VPD

JOE STRAUSS, CCIM

205.490.2831

jstrauss@retailspecialists.com

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COMMERCIAL LAND WITH DRIVE-THRU ABILITY

W. James St & Jordan Ave (AL- 229) Tallassee, AL 36078

SITE | FOR SALE



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205.490.2831

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COMMERCIAL LAND WITH DRIVE-THRU ABILITY

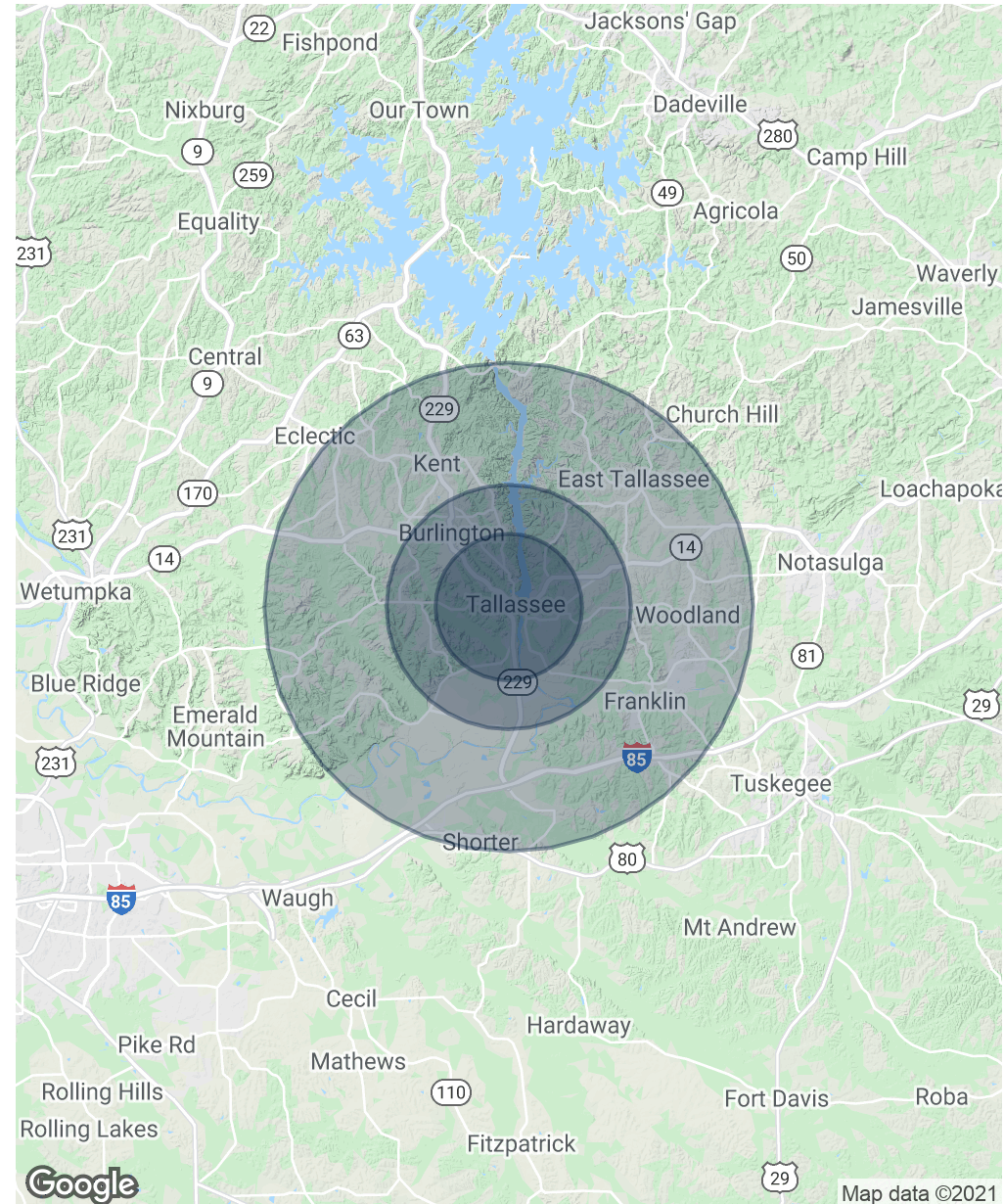
W. James St & Jordan Ave (AL- 229) Tallassee, AL 36078

DEMOGRAPHICS MAP & REPORT | **FOR SALE**

Population	3 Miles	5 Miles	10 Miles
Total Population	6,273	9,535	17,580
Average age	38	38.7	40.2
Growth Rate (5 Year)	1.64%	1.78%	1.81%
Daytime Population	8,458	11,069	17,017

Households & Income	3 Miles	5 Miles	10 Miles
Total households	2,483	3,686	6,791
# of persons per HH	2.7	2.6	2.6
Average house value	\$151,068	\$150,633	\$163,368
Median HH Income	\$48,692	\$50,387	\$50,370

* Demographic data derived from SiteWise Pro



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