

VAUGHAN LN

PELL CITY, AL 35125

FOR LEASE

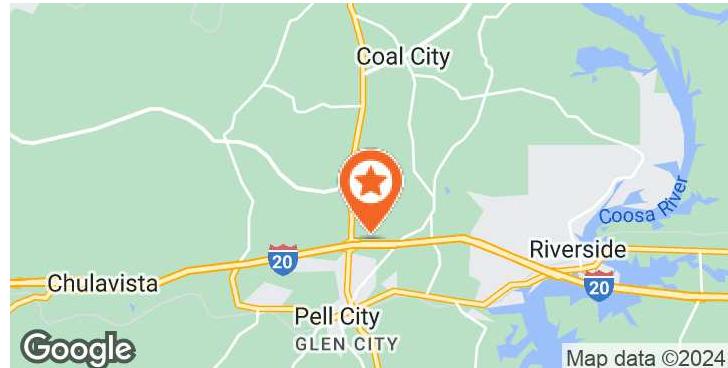


LOCATION DESCRIPTION

Located on Vaughn Lane with visibility to Interstate 20 with traffic counts of over 52,000 CPD

PROPERTY HIGHLIGHTS

- Available: +/- 1.2 AC pad suitable for freestanding QSR with Drive Thru or Full-Service Restaurant
- Cross parking and access with new Planet Fitness
- Excellent visibility to Interstate 20
- Area retailers include Home Depot, Walmart Supercenter, Cracker Barrel, TJ Maxx, Ross, Chick-Fil-A, and Buffalo Wild Wings
- Last remaining pad site with visibility to I-20



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	1,468	10,391	17,567
DAYTIME POPULATION	2,700	13,676	18,956
HOUSEHOLDS	576	4,047	6,879
AVERAGE HH INCOME	\$57,961	\$72,981	\$74,572

WILL VICKERY

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TSCG

VAUGHAN LN

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FOR LEASE



Vaughn Lane



RETAIL SPACE
W/ DRIVE THRU
6,825 SF



52,639 AADT



HORIZ. SCALE: 1" = 60'
0 30 60 120

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