

FREESTANDING BUILDING

5246 MCCLELLAN BOULEVARD, ANNISTON, AL 36206

FOR SALE & LEASE




LOCATION DESCRIPTION

This location offers convenient access to a multitude of amenities and attractions. Nearby shopping and dining options like Quintard Mall and popular local eateries offer convenient opportunities for leisure and networking. With this blend of attractions and conveniences, the area surrounding the property presents an ideal blend of professional opportunities and lifestyle amenities for businesses.



PROPERTY HIGHLIGHTS

- Available: 40,000 SF
- 3.04 AC redevelopment opportunity
- Adjacent to Walmart
- Located on McClellan Blvd with approximately 23,000 VPD
- Will consider, lease, sale or ground lease

 DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	17,550	33,851	57,980
HOUSEHOLDS	7,299	13,963	24,144
AVERAGE HH INCOME	\$66,516	\$66,575	\$72,458



ALEXANDER BARINEAU

alexander.barineau@tscg.com

205.776.6715

FREESTANDING BUILDING

5246 MCCLELLAN BOULEVARD, ANNISTON, AL 36206

**FOR SALE
& LEASE**



ALEXANDER BARINEAU

alexander.barineau@tscg.com

205.776.6715