FORMER RESTAURANT

FOR LEASE

2615 FLORENCE BLVD, FLORENCE, AL 35630

LOCATION DESCRIPTION

Located just off the intersection of Florence Blvd and Cox Creek Parkway

PROPERTY HIGHLIGHTS

- Property Available For Lease
- 1.823 AC parcel with 5,809 SF former restaurant building at signalized intersection of US 72 (Florence Blvd & Ana Drive)
- Shares intersection with Walgreens, Lowe's & Regions Bank
- Highly visible to over 18,494 VPD on US Hwy 72
- US Hwy 72 (Florence Blvd) is the major east/west thoroughfare through the market
- Area retailers include Wal-Mart Supercenter, Lowe's, Academy Sports & Outdoors, PetSmart, TJ Maxx, Publix, Walgreens, Longhorn, Outback Steakhouse, Buffalo Wild Wings and many more
- Traffic Counts: 18,494 AADT (Florence Blvd), 19,911 AADT (Cox Creek Parkway)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,079	26,895	50,774
DAYTIME POPULATION	9,784	34,721	61,576
HOUSEHOLDS	1,770	12,548	22,278
AVERAGE HH INCOME	$62,976	$64,092	$68,391

TSCG

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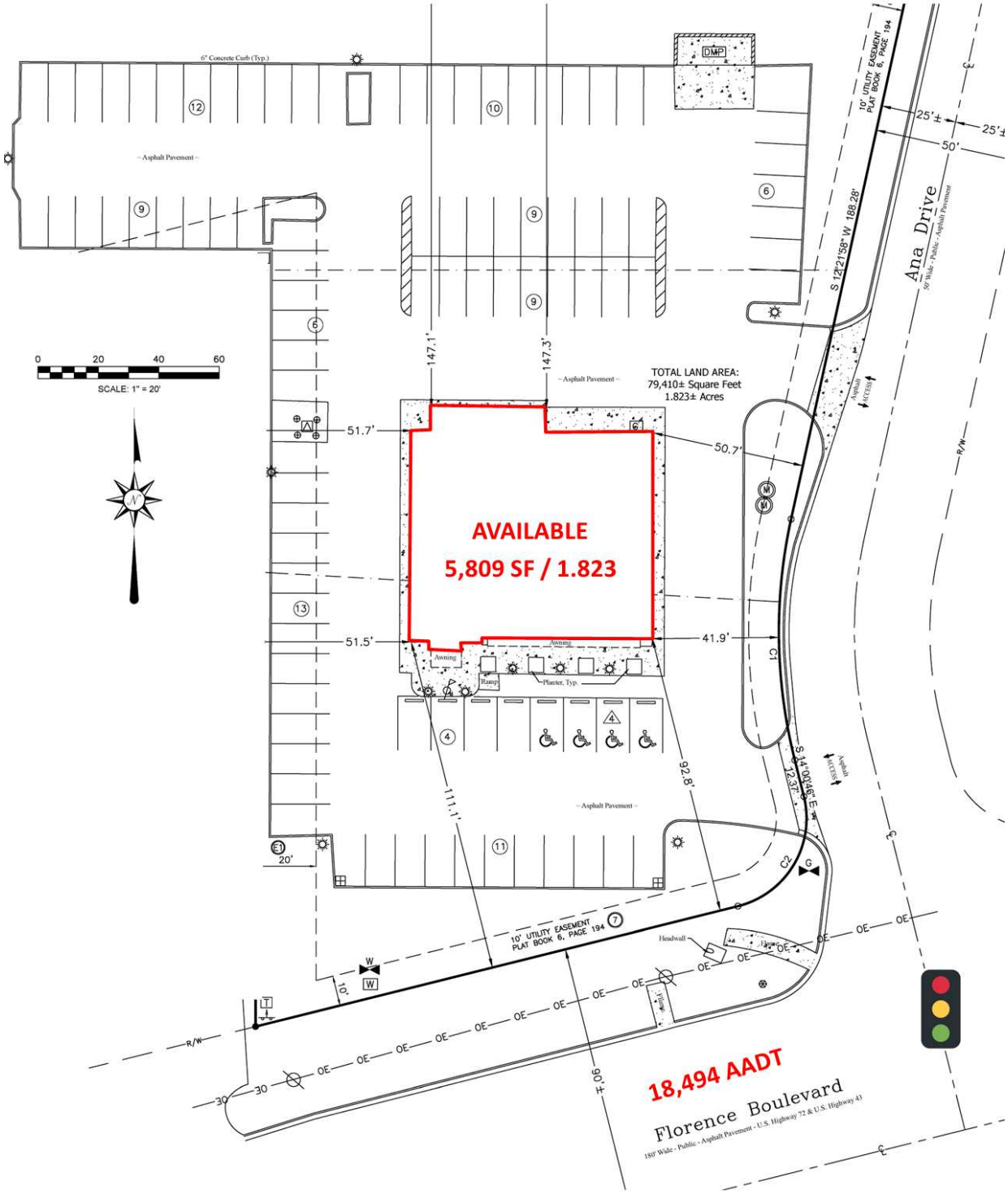

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September 2023

Florence, Alabama

Major Retail