



FOR LEASE:

FOR LEASE FORMER BAKERY SPACE
+/- 2500 SF SPACE FOR LEASE

**4550 STATION CIRCLE STE.
C&D, NORTHPORT, AL 35473**

\$15/ SF

PROPERTY OVERVIEW:

- Zoning: C-3 (General Commercial District)
- Utilities: City of Northport
- Turnkey Restaurant Space with kitchen, sitting area, and bathrooms
- Excellent visibility from Hwy 43
- Ample parking, ability to be on shopping center monument sign
- Join a successful tenant mix of both national and local tenants

DIRECTIONS:

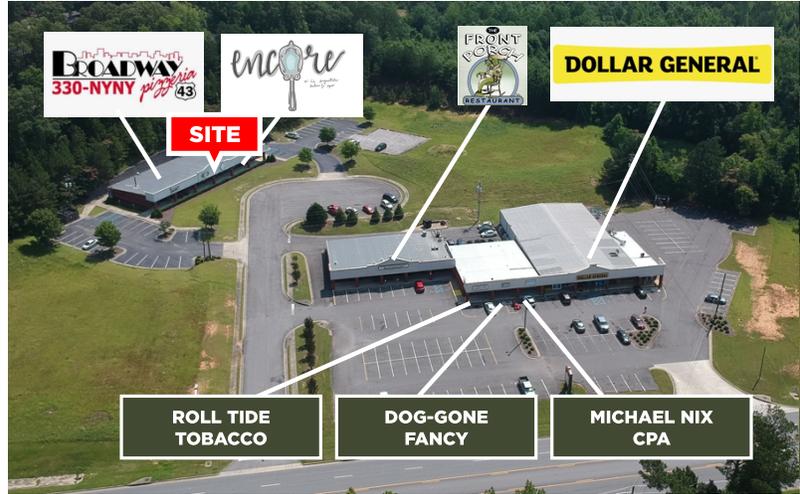
From I 59/20 take merge onto AL-69/ I-359 N toward Tuscaloosa. Continue straight onto Lurleen B. Wallace Blvd. N. for about 2.6 miles then turn left onto McFarland Blvd. After about 1 mile turn right onto Highway 43 North and property is about 1 mile on the right.



**HARWOOD
REAL ESTATE LLC**

550 GREENSBORO AVE. UNIT 101
TUSCALOOSA, AL 35401

This document has been prepared by Harwood Real Estate, LLC for advertising and general information only. Harwood Real Estate makes no guarantees, representations, or warranties of any kind, expressed or implied regarding the information including, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Harwood Real Estate, LLC excludes unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Harwood Real Estate LLC. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



	1 MILE	3 MILE	5 MILE
POPULATION	3,909	26,119	89,576
HOUSEHOLDS	1,693	10,423	29,391
MEDIAN AGE	39.6	38.8	27.5
MEDIAN HH INCOME	\$75,107	\$71,008	\$60,670
% ANY COLLEGE	19.1%	21.2%	17.5%
DAYTIME POPULATION	3,824	28,993	107,125



RICHARD HARWOOD, PARTNER

205.799.2210

richard@harwoodrealestate.com



NEAL DICHIARA, CCIM, PARTNER

205.292.1346

neal@harwoodrealestate.com