

Talladega Plaza

210 Haynes St | Talladega, AL 35160



PRICE:
\$1,500,000

**VIEW OFFERING
MEMORANDUM**



**WALMART SUPERCENTER
SHADOW-ANCHOR**



ADJACENT TO NEW INVESTMENT

New Murphy Gas Station
Taco Bell Relocation



TALLADEGA SUPERSPEEDWAY

12 Miles North
2 Major NASCAR Events Annually
>400K Annual Visitors
±\$420M Economic Impact



EMERGING MARKET

Sylacauga/Talladega - #17 in
Top 100 Micropolitan Rankings
(based on economic strength & future potential)



I-20 CORRIDOR

15M+ Population
Connects Major Economic Hubs
like Dallas-Fort Worth & Atlanta



ALABAMA INVESTMENT

#1 Most Improved State for Business
#1 Most Favorable Property Tax Environment
#3 Best Overall Cost of Doing Business
#8 Best State for Doing Business



Colin Couch
Senior Vice President
ccouch@northmarq.com
404.823.6376

Jason W. Powell, CCIM
Senior Vice President
jpowell@northmarq.com
404.823.6754

Brian Ritchie
Associate Broker
britchie@northmarq.com
813.477.8546

Brandt Fuller
Senior Investment Sales Analyst
bfuller@northmarq.com

In Association With:
Ryan Butler
AL Lic: #000101183-0