



PROPERTY DESCRIPTION

+/- 5.6 Acres of land for development. Located on signalized corner of Hwy 77 and Brooke Ave just off Exit 181 of I-59 in Gadsden, AL. Prime location for retail, c-store or QSR development.

PROPERTY HIGHLIGHTS

- Level Land with utilities
- Signalized corner
- +/- 335 of frontage on Hwy 77
- Prime development opportunity
- +/- 23,038 VPD on Hwy 77

OFFERING SUMMARY

Sale Price:	Call to Discuss
Lot Size:	5.6 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	357	7,103	18,261
Total Population	798	15,022	37,268
Average HH Income	\$56,996	\$42,363	\$44,080

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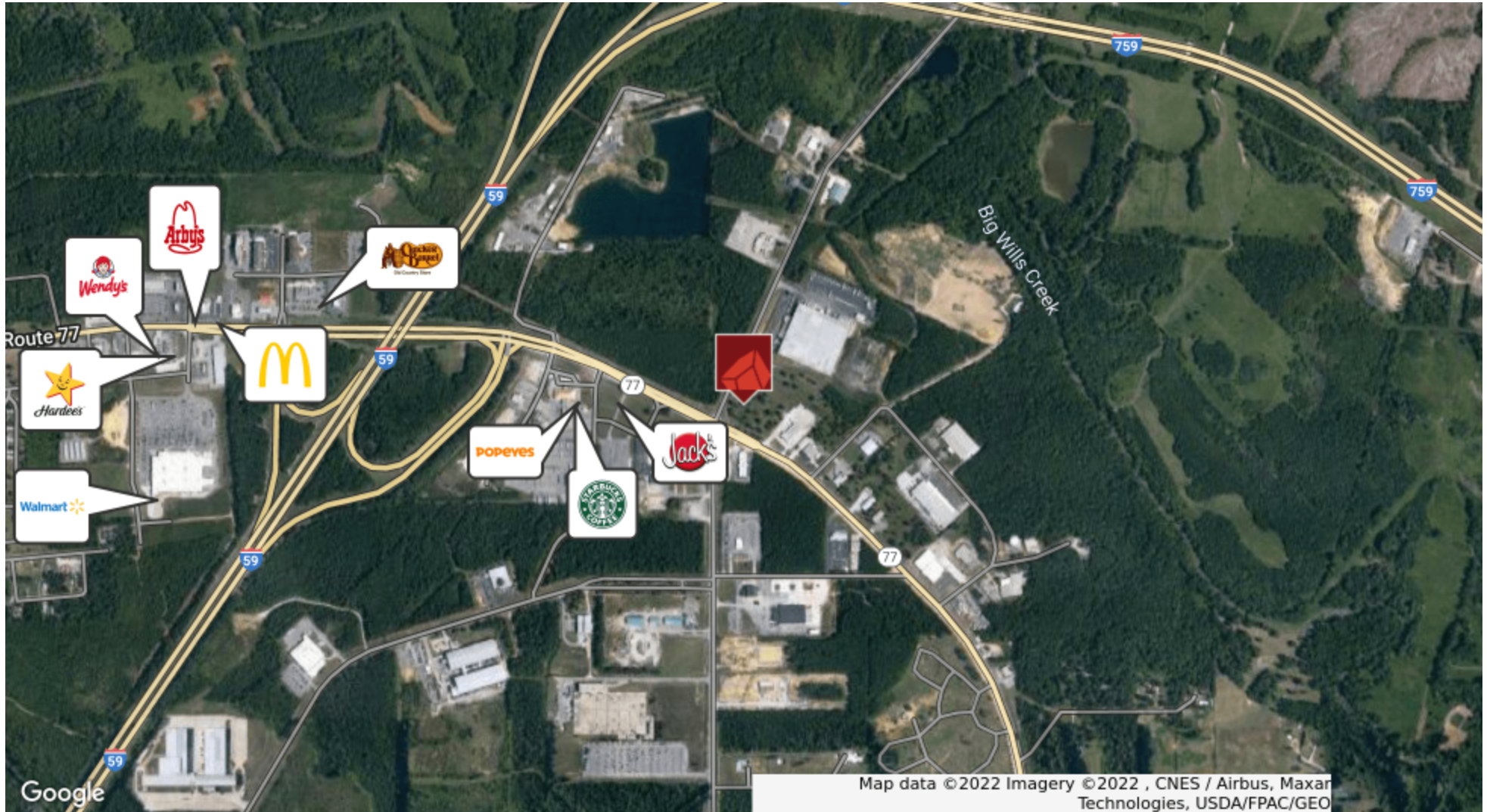
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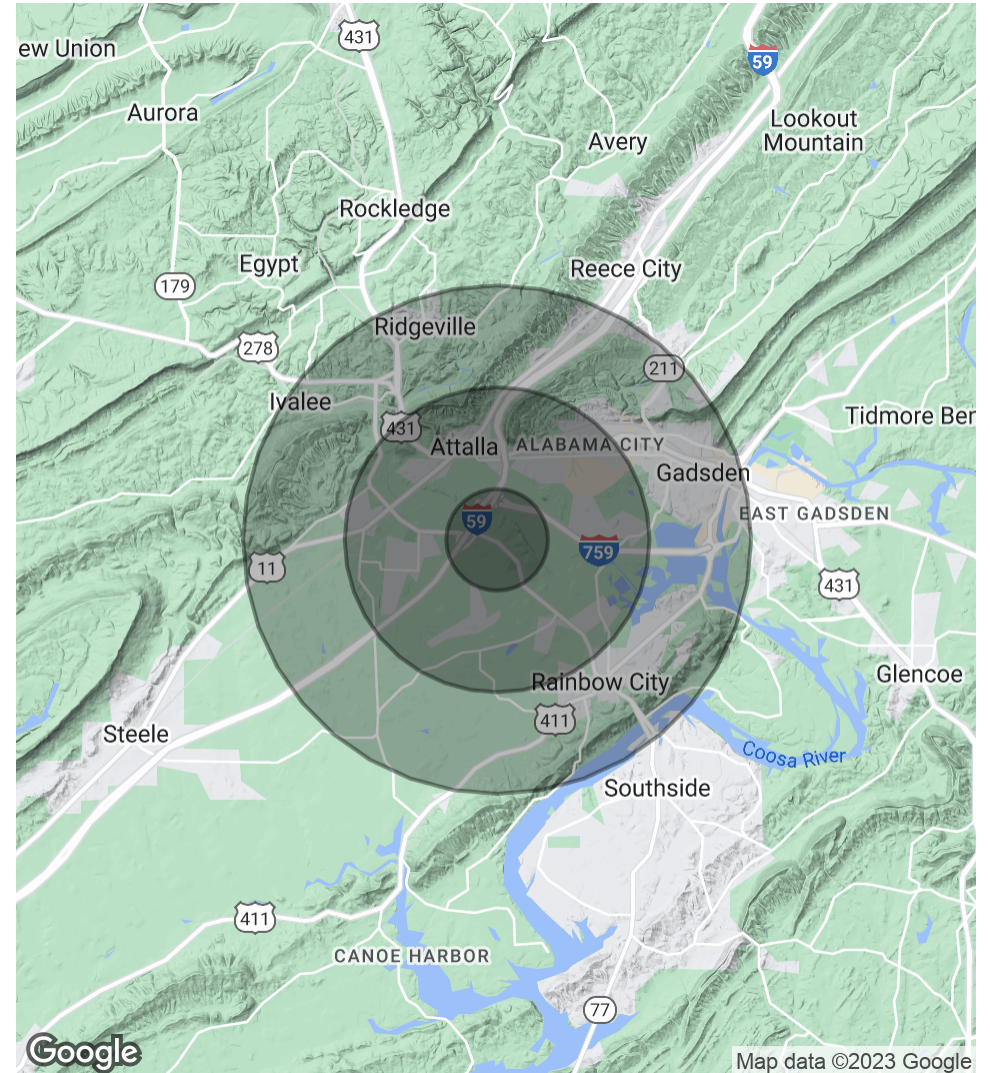
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	798	15,022	37,268
Average Age	41.7	39.4	39.2
Average Age (Male)	39.3	36.8	36.4
Average Age (Female)	43.0	42.1	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	357	7,103	18,261
# of Persons per HH	2.2	2.1	2.0
Average HH Income	\$56,996	\$42,363	\$44,080
Average House Value	\$119,010	\$86,786	\$98,314

* Demographic data derived from 2020 ACS - US Census



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