

FREESTANDING BUILDING

301 GEORGE WALLACE DR, GADSDEN, AL 35903

FOR SALE & LEASE




LOCATION DESCRIPTION

Situated along George Wallace Drive this site sits in between Gadsden Mall and Coosa Town Center on a .98 AC parcel. It's an outparcel building to Harbor Freight and Dollar Tree anchored shopping center. George Wallace is a major thoroughfare within the Gadsden MSA.

PROPERTY HIGHLIGHTS

- 7,940 SF freestanding building
- Centrally located along George Wallace Drive, 17,396 VPD
- Excellent visibility and access
- Area retailers include Academy Sports, Harbor Freight, ALDI, TJ Maxx, Walmart and more



 DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
POPULATION	3,463	25,561	48,870
DAYTIME POPULATION	11,144	36,396	57,326
HOUSEHOLDS	1,491	10,555	20,436
AVERAGE HH INCOME	\$52,125	\$56,274	\$67,473



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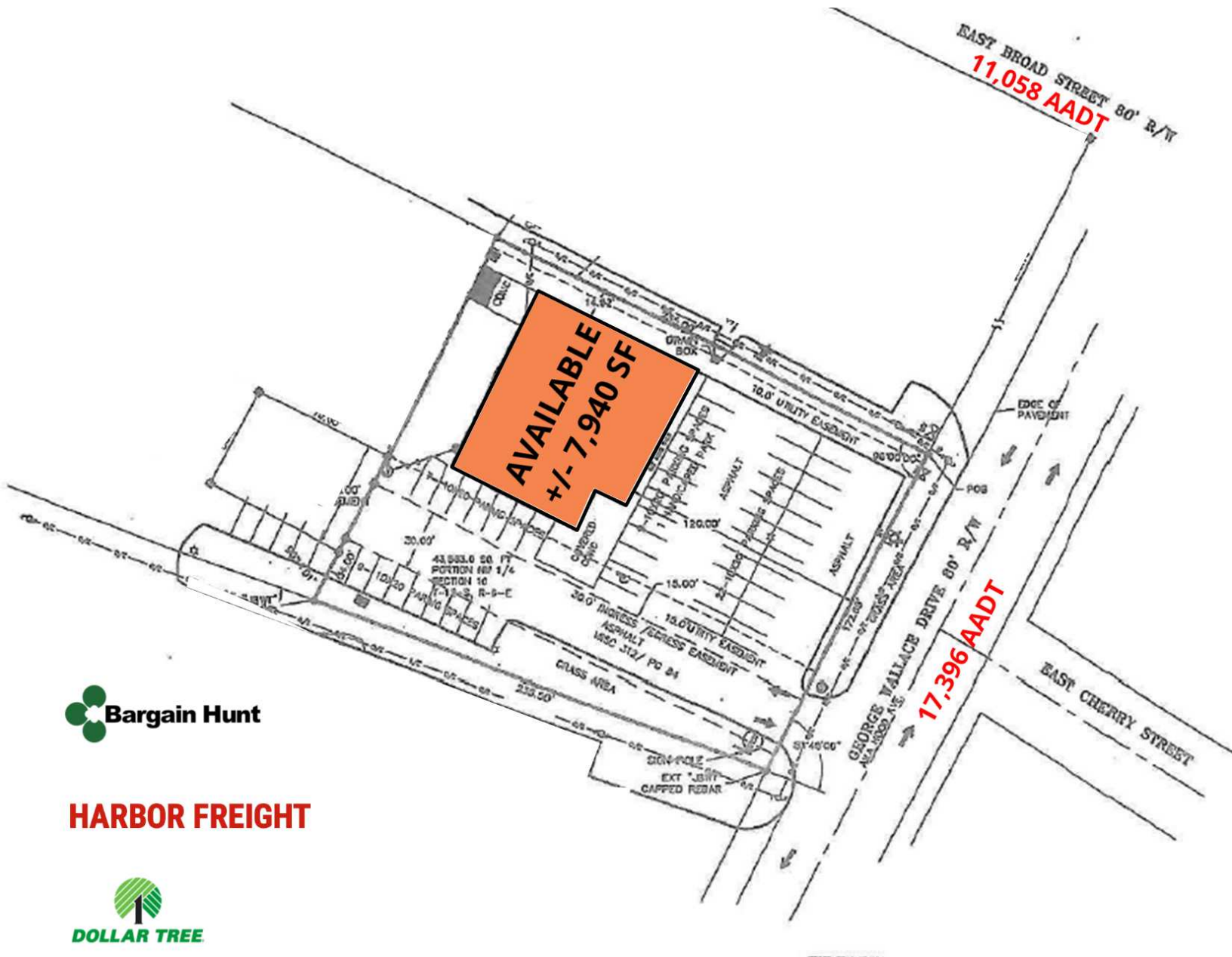
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HARBOR FREIGHT



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