



OFFERING SUMMARY

Sale Price: \$4,500,000

Building Size: 3,100 SF

Market: Huntsville

Submarket: Madison

Acres: 2.66

PROPERTY OVERVIEW

Gas Station for sale strategically situated along Swancott Rd, directly off I-565. High traffic area with the average annual daily traffic counts (I-565 AADT- 70,093) & (Swancott Rd AADT- 7,070), as per ALDOT's 2022 data. This prime location offers seamless accessibility to Old Hwy 20 and Swancott Rd. Enveloped by a network of prominent traffic generators and major employers, including but not limited to the Target Distribution Center, Mazda Toyota Manufacturing USA, Amazon Fulfillment Center, Huntsville International Airport, Polaris Industries, Southland Transportation, and Boneal Aerospace, positioning this hub as an unparalleled network for travelers and commuters alike.

PROPERTY HIGHLIGHTS

- High Traffic Area
- Easy Access to Major Transportation Routes
- Directly off Exit 3

6725 SWANCOTT RD

Madison, AL 35756



FORD FITTS

205.235.0440

fordf@acrerep.com

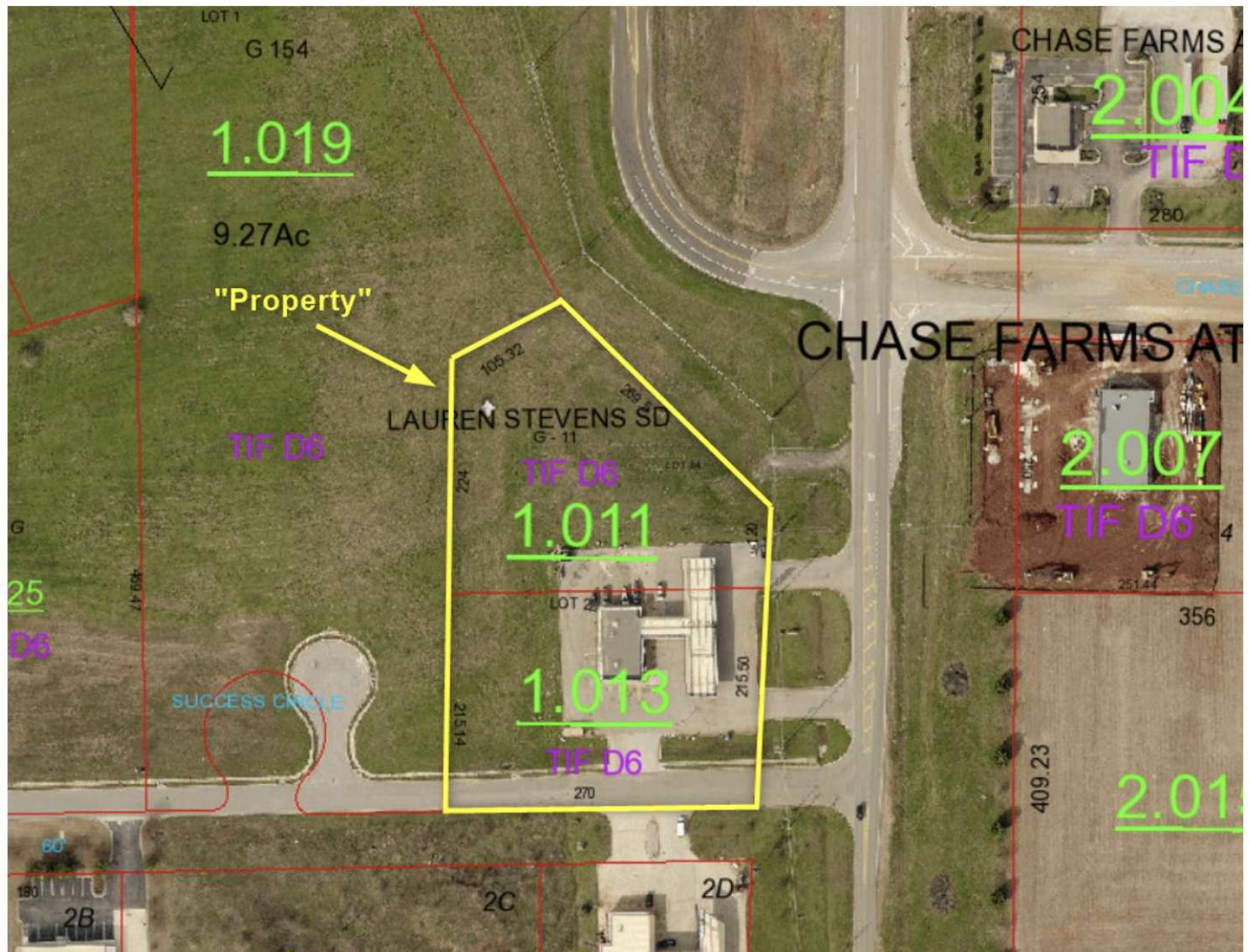
ACRE REAL ESTATE PARTNERS, LLC

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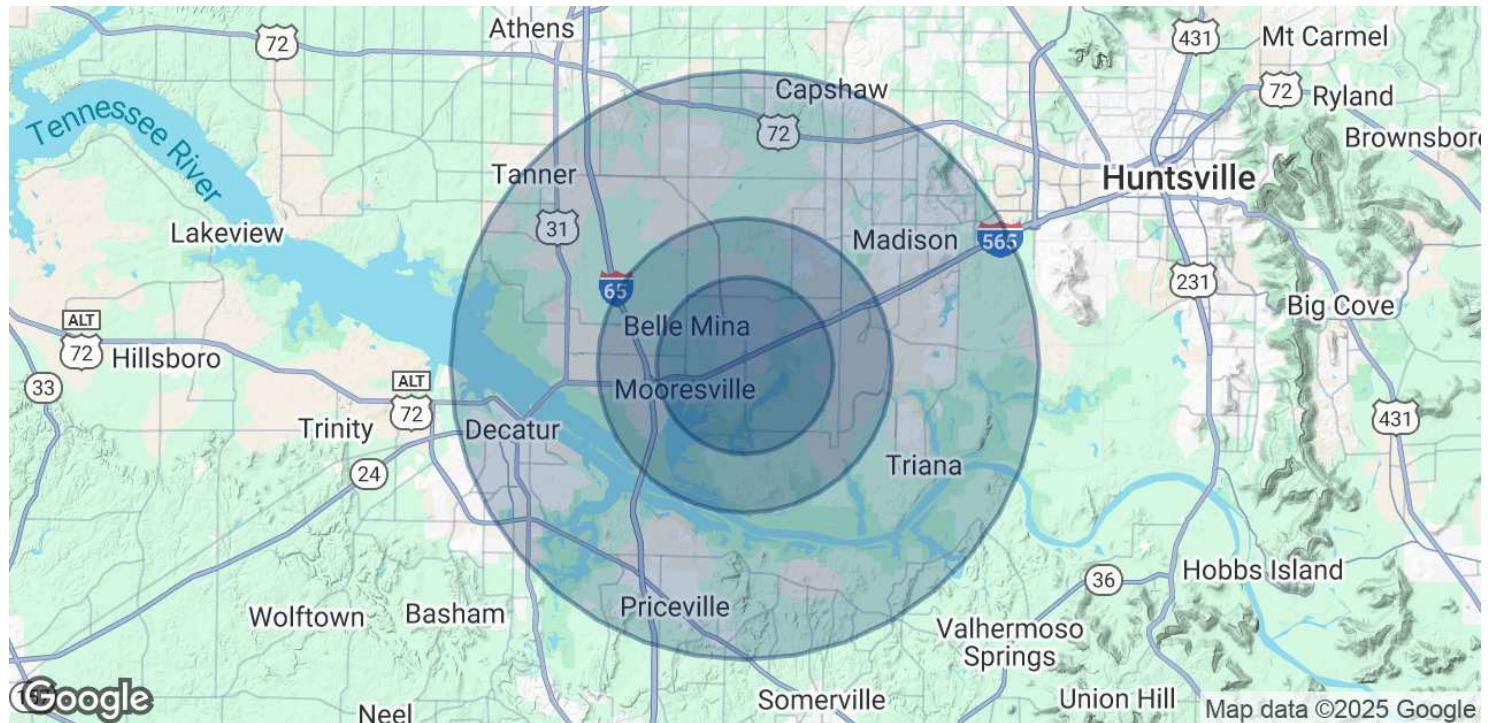
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	1,402	11,339	142,706
Average Age	37	35	39
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	625	4,223	55,621
# of Persons per HH	2.2	2.7	2.6
Average HH Income	\$125,311	\$135,061	\$122,413
Average House Value	\$404,563	\$378,881	\$347,352

Demographics data derived from AlphaMap

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