



PROPERTY DESCRIPTION

0.68ac of Land for Lease directly off McClellan Blvd in Anniston, AL. Easy ingress and egress of major Hwy and surrounded by national retailers. Excellent visibility to +/-21,000 VPD. Great location for Coffee Shop, Small Restaurant, Urgent Care, Freestanding Retail or Office.

PROPERTY HIGHLIGHTS

- Lease Land for Development
- Level land with utilities
- Easy access off major Hwy
- Great visibility and heavy traffic

OFFERING SUMMARY

Lease Rate:	Call to Discuss
Available SF:	0.68 Acres
Lot Size:	0.68 Acres

DEMOGRAPHICS	1 MILE	2.5 MILES	5 MILES
Total Households	1,220	5,438	13,153
Total Population	2,820	13,054	31,479
Average HH Income	\$57,168	\$65,535	\$60,916

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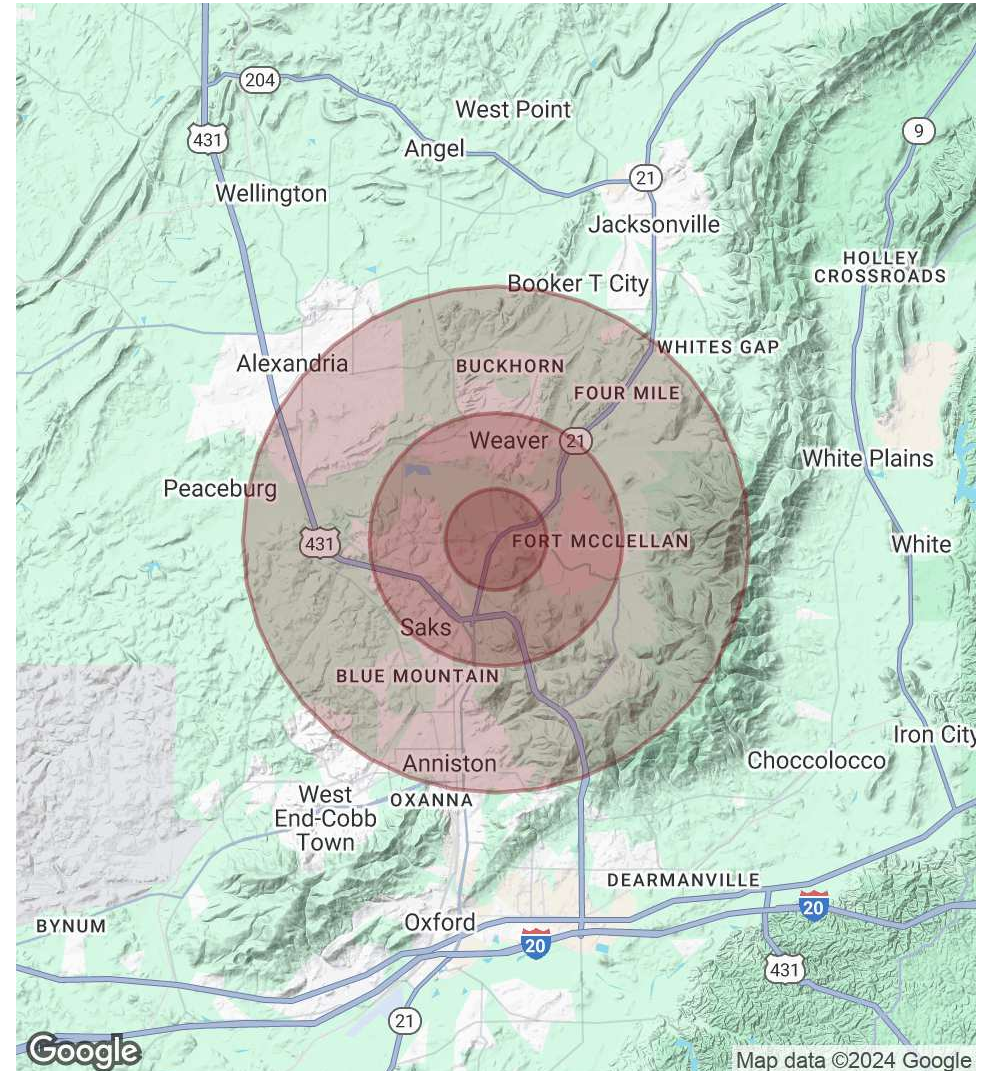
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POPULATION	1 MILE	2.5 MILES	5 MILES
Total Population	2,820	13,054	31,479
Average Age	40	41	42
Average Age (Male)	38	39	40
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	1 MILE	2.5 MILES	5 MILES
Total Households	1,220	5,438	13,153
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$57,168	\$65,535	\$60,916
Average House Value	\$159,792	\$161,685	\$154,050

Demographics data derived from AlphaMap



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