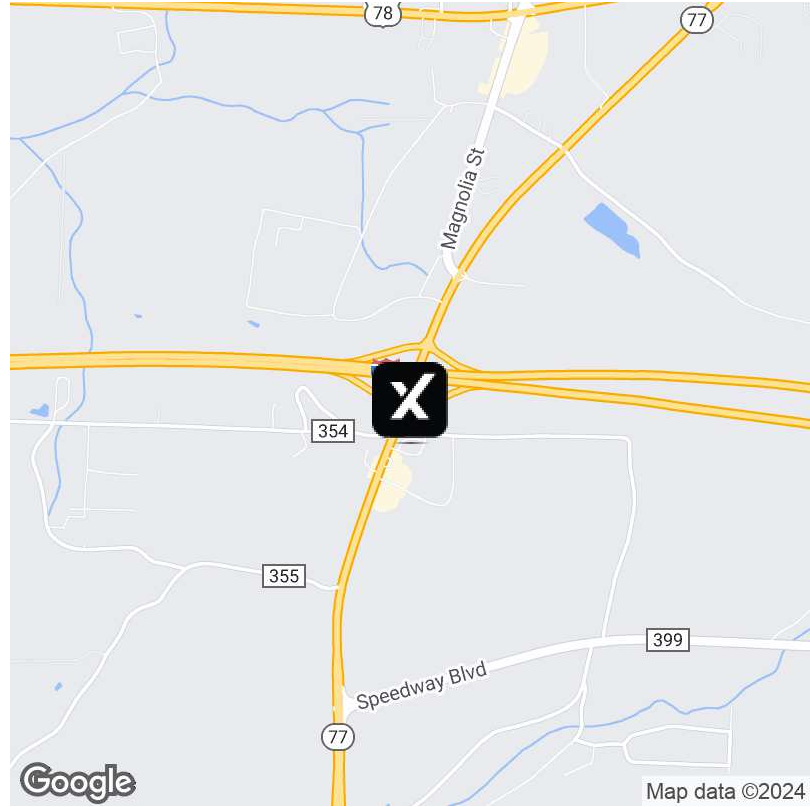


FOR SALE

# 3 Acres Ground Lease w Improvements, Or Sale

75366 Hwy 77 N, Lincoln, AL 35096



## Offering Summary

Sale Price:	\$2,900,000
Building Size:	6,684 SF
Available SF:	3 Acres
Lot Size:	3 Acres
Number of Units:	2
Price / SF:	\$433.87
Year Built:	1997
Renovated:	1997
Submarket:	Lincoln Alabama
Traffic Count:	25,618

## Property Overview

Introducing a standout investment opportunity in the thriving Lincoln area, this 6,684 SF building comprises 2 units and is currently at 100% occupancy. Built in 1997 and renovated in the same year, the property is well-positioned to capitalize on high consumer traffic. Boasting city utilities, an I-20 interchange, and the option for the seller to scrape and prep, this property presents a strategic and flexible opportunity for retail and free-standing building investors. Its prime location on the main traffic corridor of Honda and near the Talladega Speedway exit on I-20 adds to its allure, making it an ideal choice for investors seeking a strong presence in a progressive and high-traffic area.

## Property Highlights

- - 6,684 SF building with 2 units for flexible use
- - Built in 1997 and renovated in the same year
- - 100% occupancy for immediate income potential
- - City Utilities available for convenience
- - I-20 Interchange for high visibility and accessibility
- - Option for seller to scrape and prep for redevelopment
- - Prime location on the main traffic corridor of Honda

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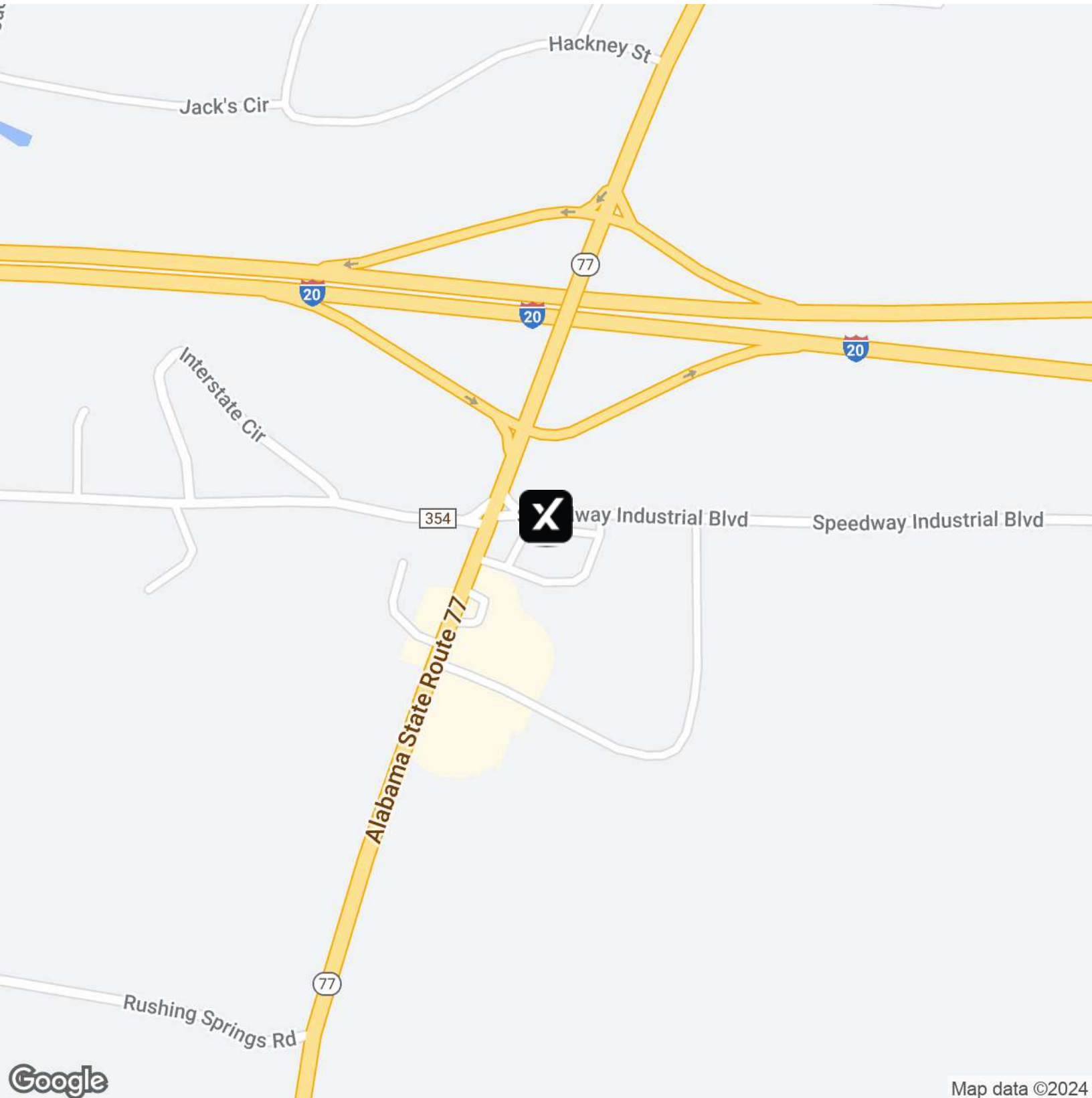
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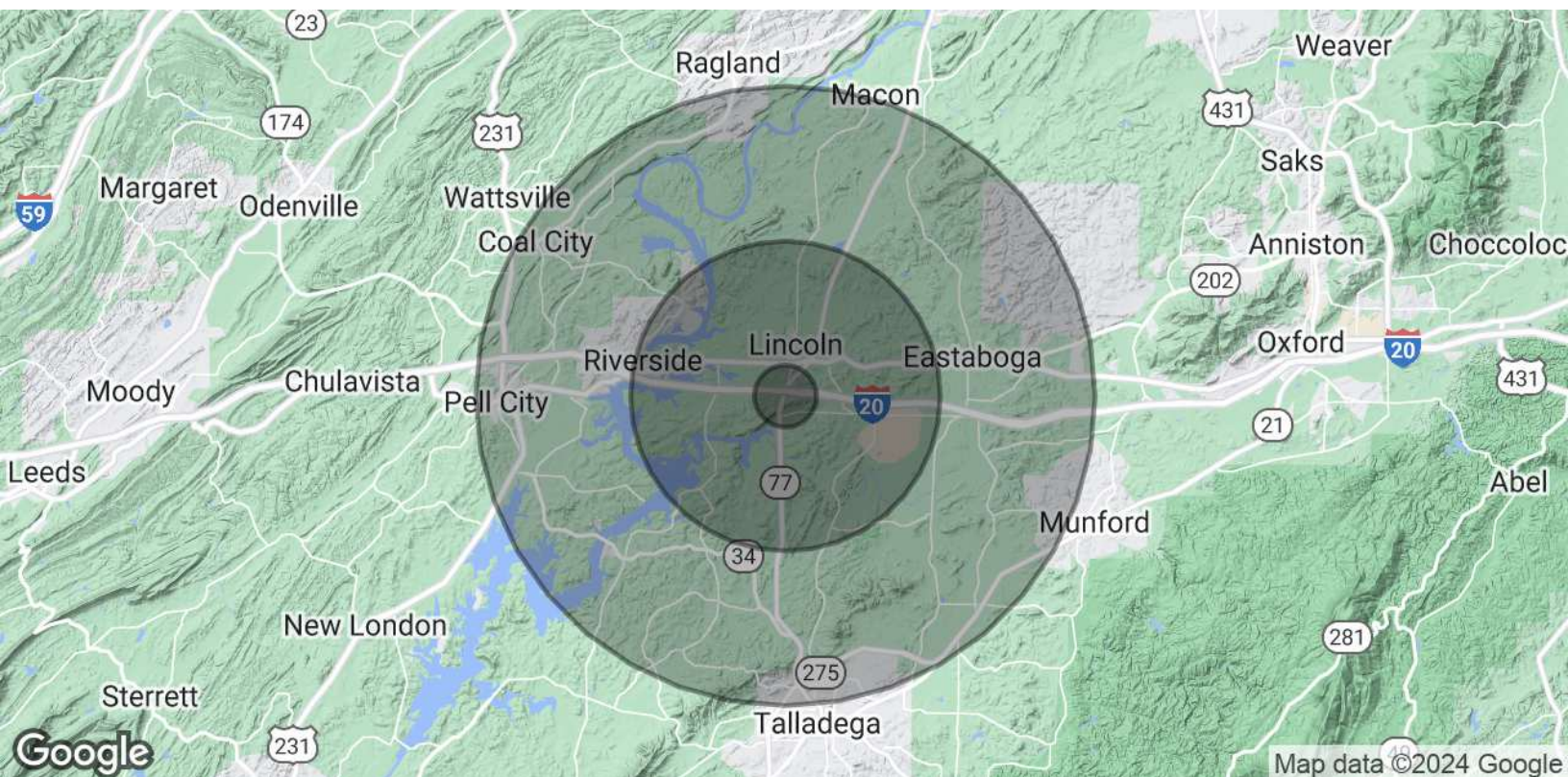
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Population	1 Mile	5 Miles	10 Miles
Total Population	239	7,727	36,332
Average Age	48.3	41.5	39.8
Average Age (Male)	40.3	40.2	39.1
Average Age (Female)	56.4	42.6	40.6
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	104	3,645	17,048
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$51,328	\$50,648	\$50,182
Average House Value	\$234,180	\$154,520	\$145,060

\* Demographic data derived from 2020 ACS - US Census

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