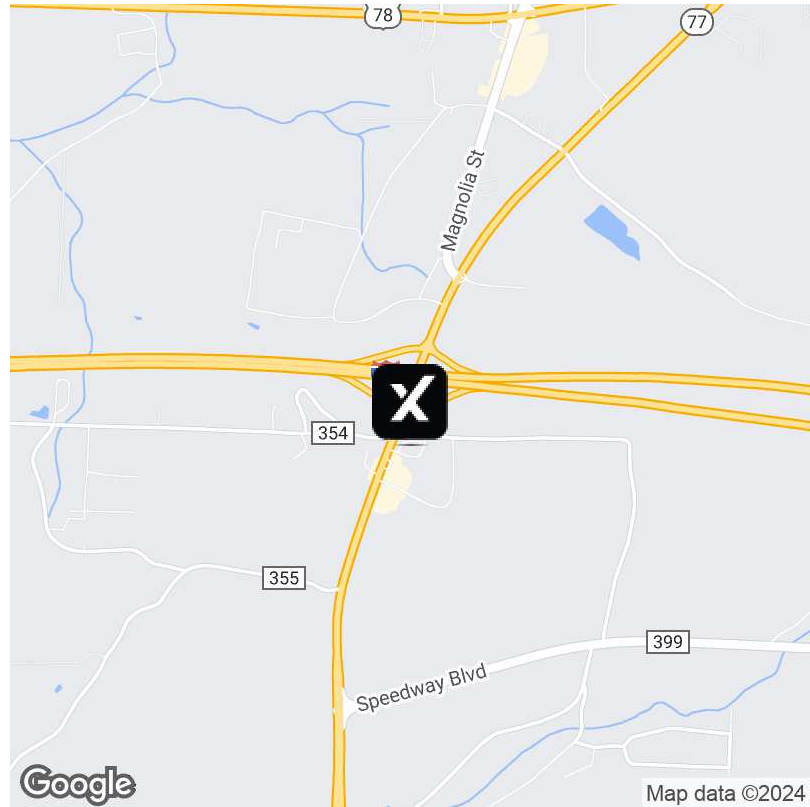


FOR LEASE

3 Acres Ground Lease w Improvements, Or Sale

75366 Hwy 77 N, Lincoln, AL 35096



Offering Summary

Sale Price:	\$2,900,000
Lease Rate:	\$20,000.00 per month (Ground)
Building Size:	6,684 SF
Available SF:	3 Acres
Lot Size:	3 Acres
Number of Units:	2
Year Built:	1997
Renovated:	1997
Submarket:	Lincoln Alabama
Traffic Count:	25,618

Property Overview

Currently, Ready for ground lease. 3 acres at corner of AL 77 and Speedway Industrial Blvd. Right at Interstate 20 Interchange (Exit 168). Currently has 76 gas station and Burger King on site. Seller willing to scrape ground for right business. City utilities available at site.

Property Highlights

- Lincoln home to Honda manufacturing facility.
- Main traffic corridor for Honda employees
- Main traffic corridor for Talladega Speedway
- Seller will raze current building for pad-ready

Timothy Pew

615.900.9318
timothy.pew@expcommercial.com

Keith Andrews, CCIM

205.451.8889
keith.andrews@expcommercial.com

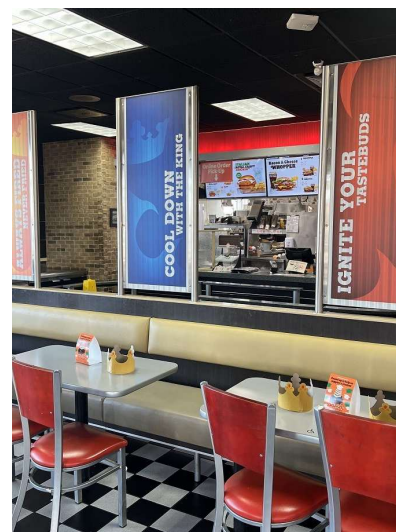


eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR LEASE

3 Acres Ground Lease w Improvements, Or Sale

75366 Hwy 77 N, Lincoln, AL 35096



Timothy Pew

615.900.9318

timothy.pew@expcommercial.com

Keith Andrews, CCIM

205.451.8889

keith.andrews@expcommercial.com

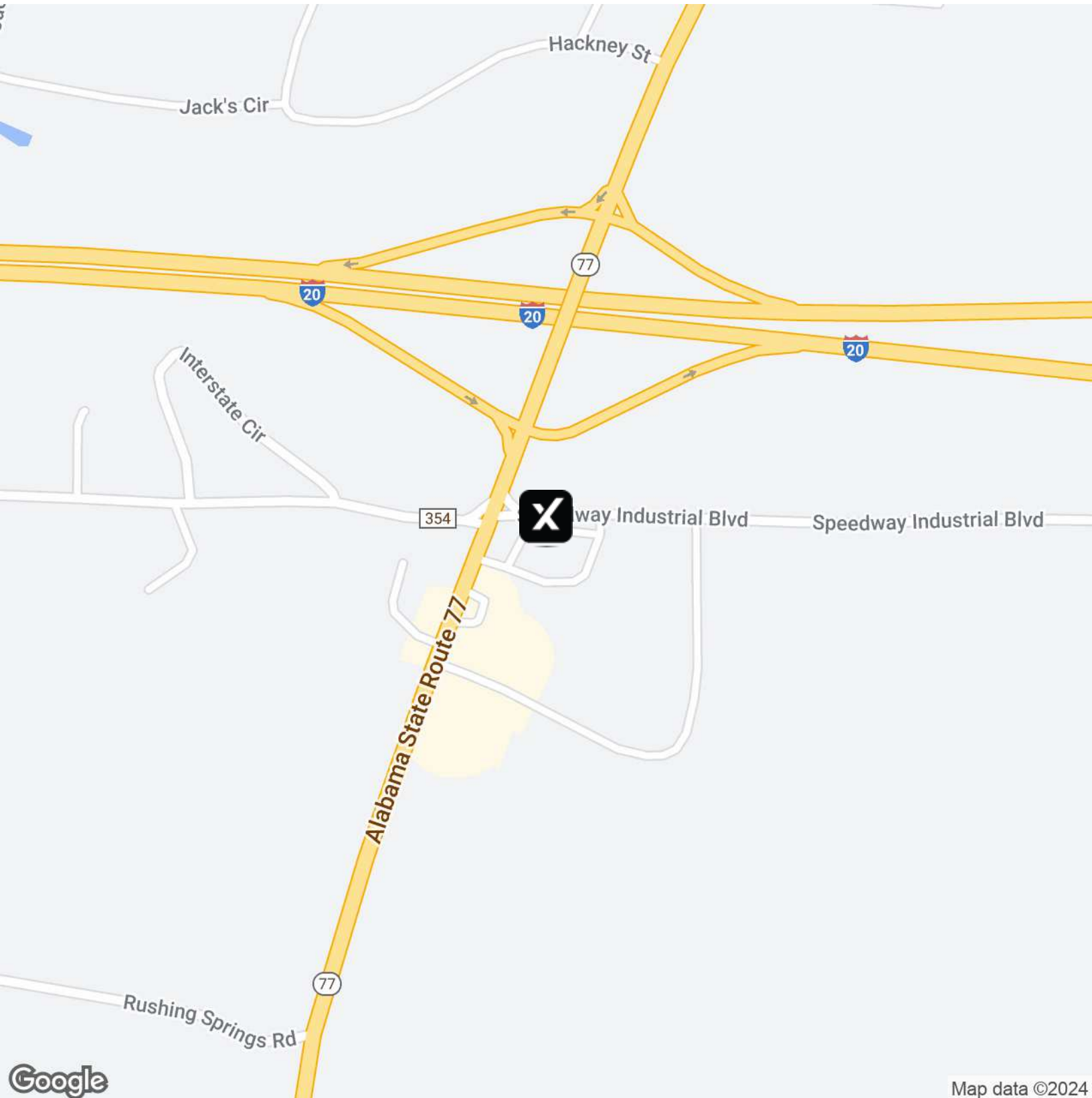
expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR LEASE

3 Acres Ground Lease w Improvements, Or Sale

75366 Hwy 77 N, Lincoln, AL 35096



Map data ©2024

Timothy Pew

615.900.9318

timothy.pew@expcommercial.com

Keith Andrews, CCIM

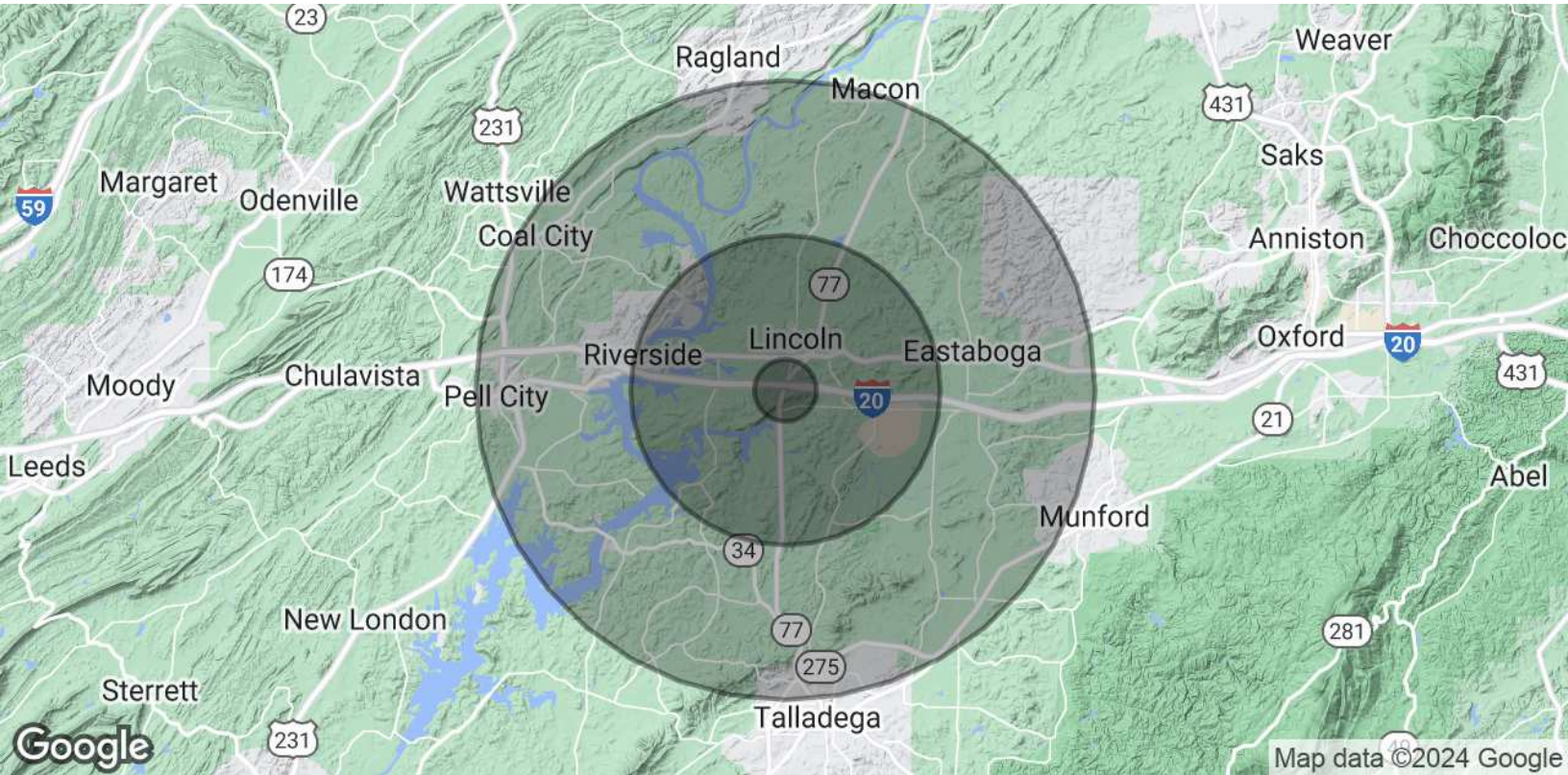
205.451.8889

keith.andrews@expcommercial.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

75366 Hwy 77 N, Lincoln, AL 35096



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

Timothy Pew

615.900.9318

timothy.pew@expcommercial.com

Keith Andrews, CCIM

205.451.8889

keith.andrews@expcommercial.com

