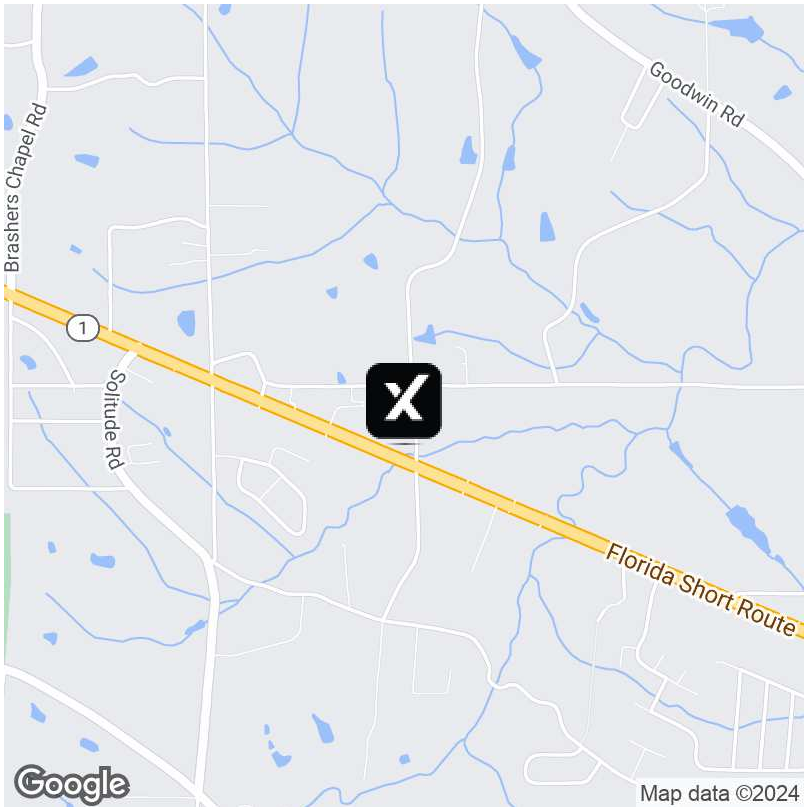


FOR SALE | Corner 2.7 Acres Albertville

10056 US Highway 431, Albertville, AL 35950



Offering Summary

Available SF:	
Lot Size:	1,973,355,120 SF
Price / Acre:	\$17
Market:	Huntsville
Submarket:	Albertville
Traffic Count:	29,106

Property Overview

2.7 Acres in middle of heavy retail corridor between Albertville and Guntersville, Al. Over 29,000 traffic count per day and growing. Several new developments in the corridor including grocery, QSR, Car Dealerships. Cross streets may allow for a traffic signal. Crossover and turn lane in Median. 520 feet road frontage on US Hwy 431. Best Use:Retail, QSR, Multi family, Hotel, Storage. Make Offer.

Property Highlights

Marsha Whisenhunt

256.302.2822  
marsha.whisenhunt@expcommercial.com



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256.302.2822

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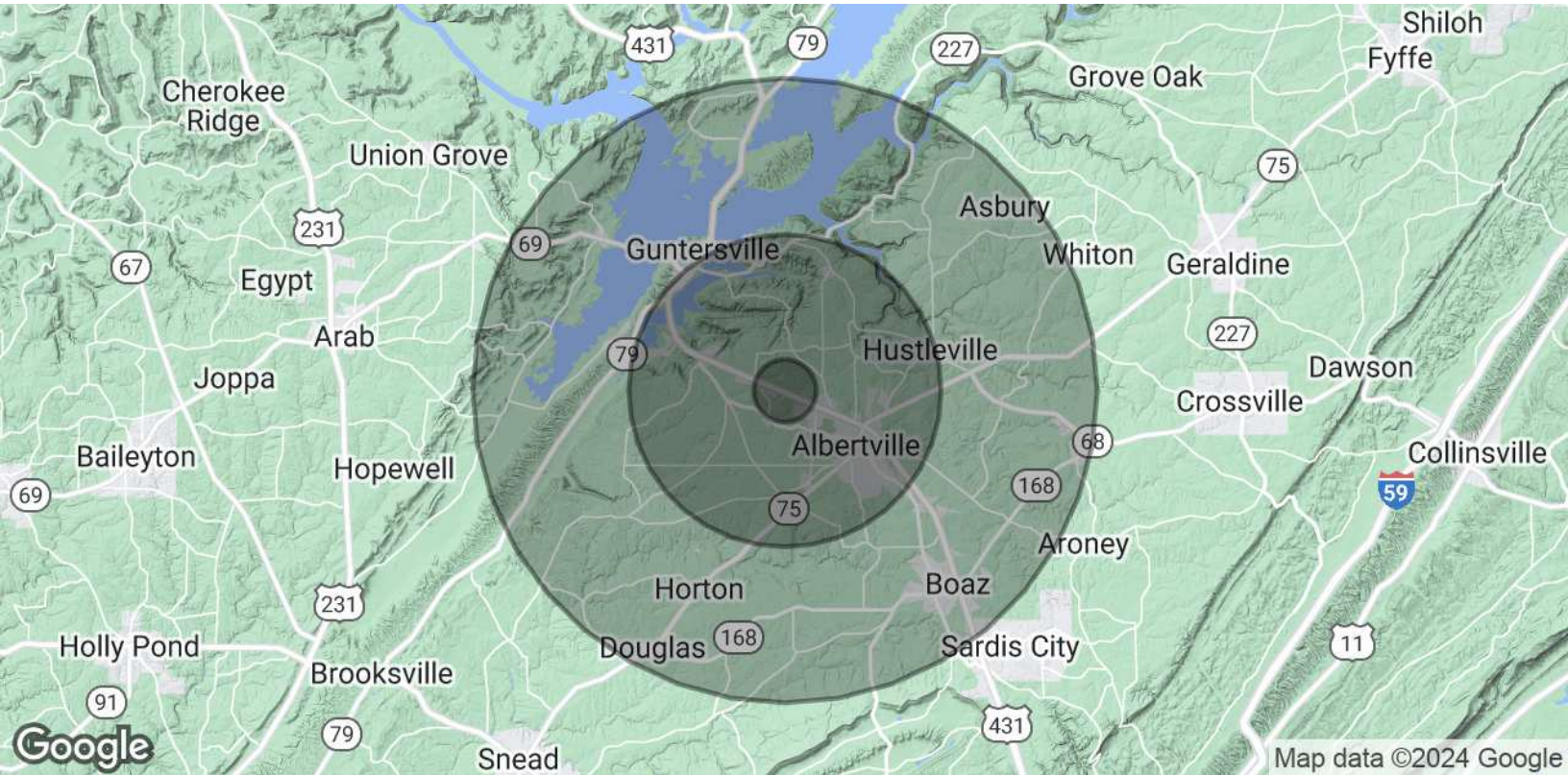
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Population	1 Mile	5 Miles	10 Miles
Total Population	37	855	3,114
Average Age	64.1	62.8	55.8
Average Age (Male)	70.0	68.3	58.7
Average Age (Female)	63.2	61.9	55.1

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	42	989	2,608
# of Persons per HH	0.9	0.9	1.2
Average HH Income	\$26,750	\$26,148	\$39,294
Average House Value	\$289,626	\$280,626	\$385,885

2020 American Community Survey (ACS)

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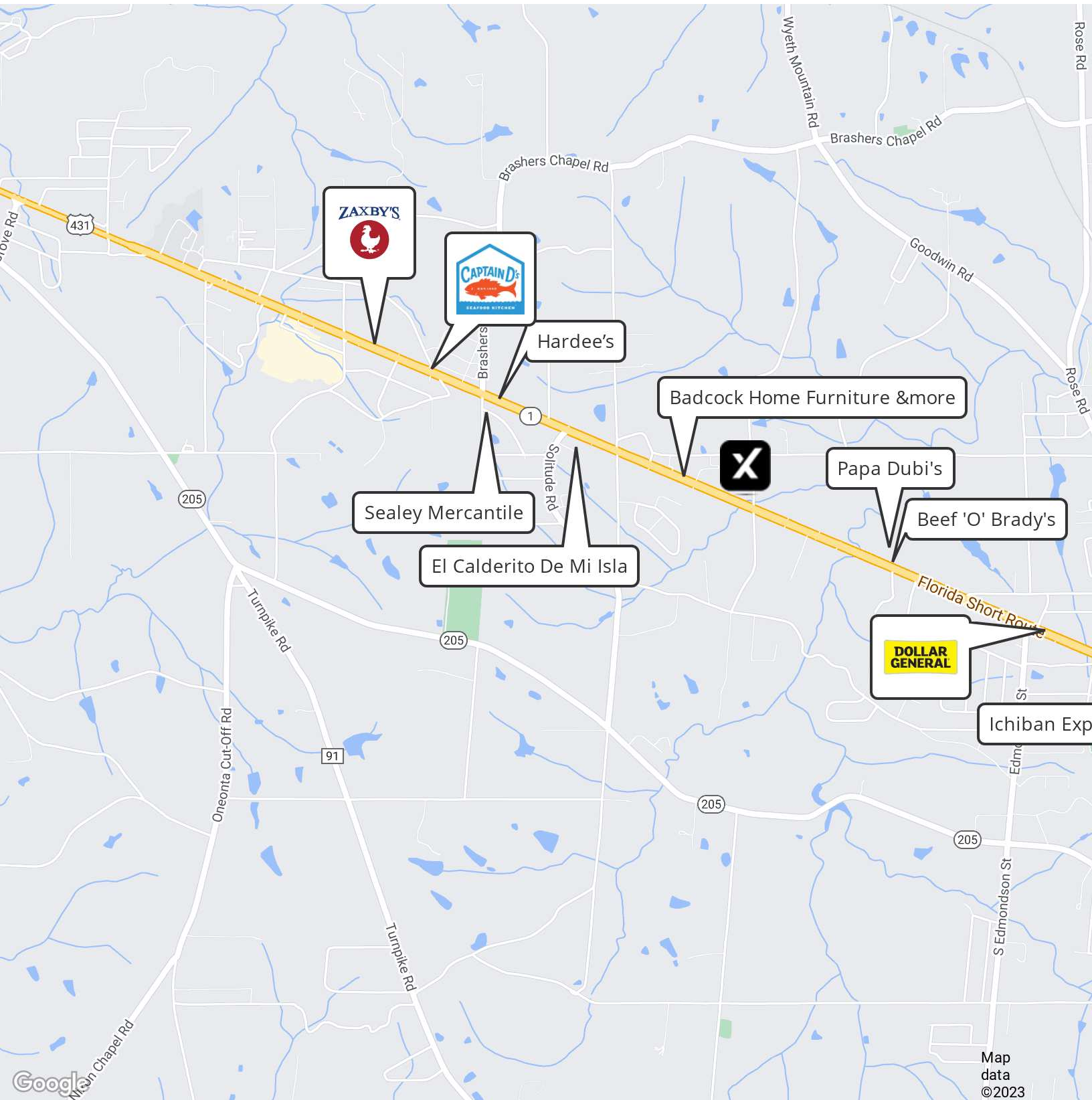


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