

FORMER HWY 55 AVAILABLE FOR SUBLEASE

83 Vaughan Lane Pell City, AL 35125



RETAIL PROPERTY FOR LEASE | Turn-key Space Available in Walmart Anchored Shopping Center

Property Highlights

- Former HWY 55 available for sublease
- 2,000 SF turn-key space in Walmart shadow center
- Other tenants include Cato, Dollar Tree, Hibbett Sports, AT&T, Shoe Dept and others

Demographics	3 Miles	5 Miles	10 Miles
Total Households	4,073	7,129	17,637
Total Population	10,328	18,056	44,828
Median HH Income	\$40,966	\$43,630	\$53,726

Traffic Counts

52,338 VPD (I-20)

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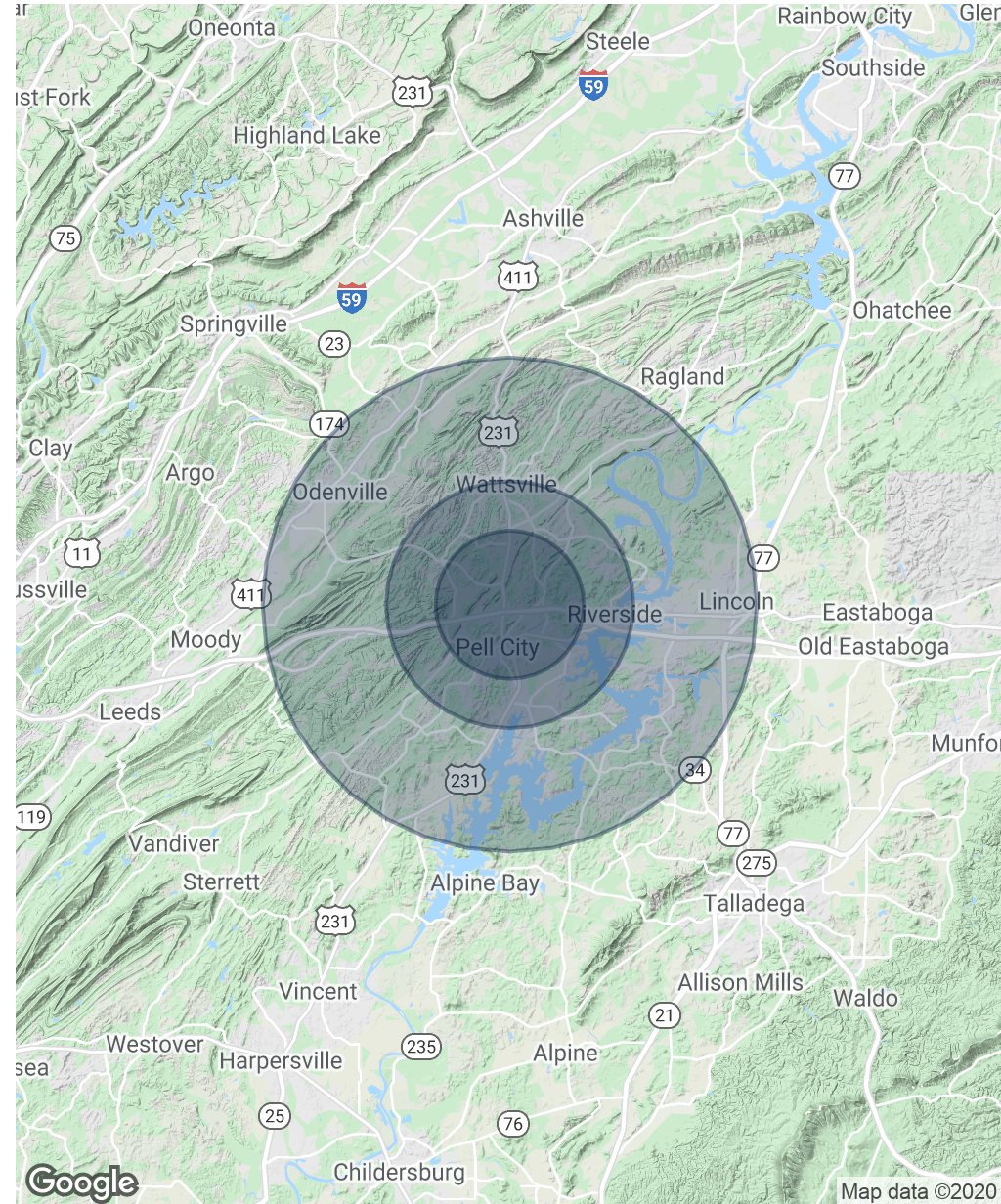
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Population	3 Miles	5 Miles	10 Miles
Total Population	10,328	18,056	44,828
Average age	38.7	39.4	41.2
Growth Rate (5 Year)	7.02%	7.22%	7.07%
Daytime Population	14,019	19,535	43,434

Households & Income	3 Miles	5 Miles	10 Miles
Total households	4,073	7,129	17,637
# of persons per HH	2.5	2.6	2.6
Average house value	\$177,581	\$196,235	\$216,091
Median HH Income	\$40,966	\$43,630	\$53,726

* Demographic data derived from SiteWise Pro



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