

FORMER FULL SERVICE RESTAURANT

40810 US-280 Sylacauga, AL 35151



RETAIL PROPERTY FOR SALE & LEASE

5,734 SF former full service restaurant on 1.47 acre (64,033 SF) lot available

Property Highlights

- Drive-thru window
- Fully loaded with FF&E
- Located on going home side of the road
- 212' frontage on US-HWY 280
- Full access interchange
- Additional 0.69 AC (30,046) adj lot available (191' frontage)

Demographics	3 Miles	5 Miles	10 Miles
Total Households	4,689	7,853	14,067
Total Population	11,169	19,223	34,698
Average HH Income	\$48,201	\$49,057	\$49,104

Traffic Counts

20,411 VPD (US-280)

SCOTT VONCANNON, CCIM

205.490.2827
scott@retailspecialists.com

CLAY CRAFT

205.588.6568
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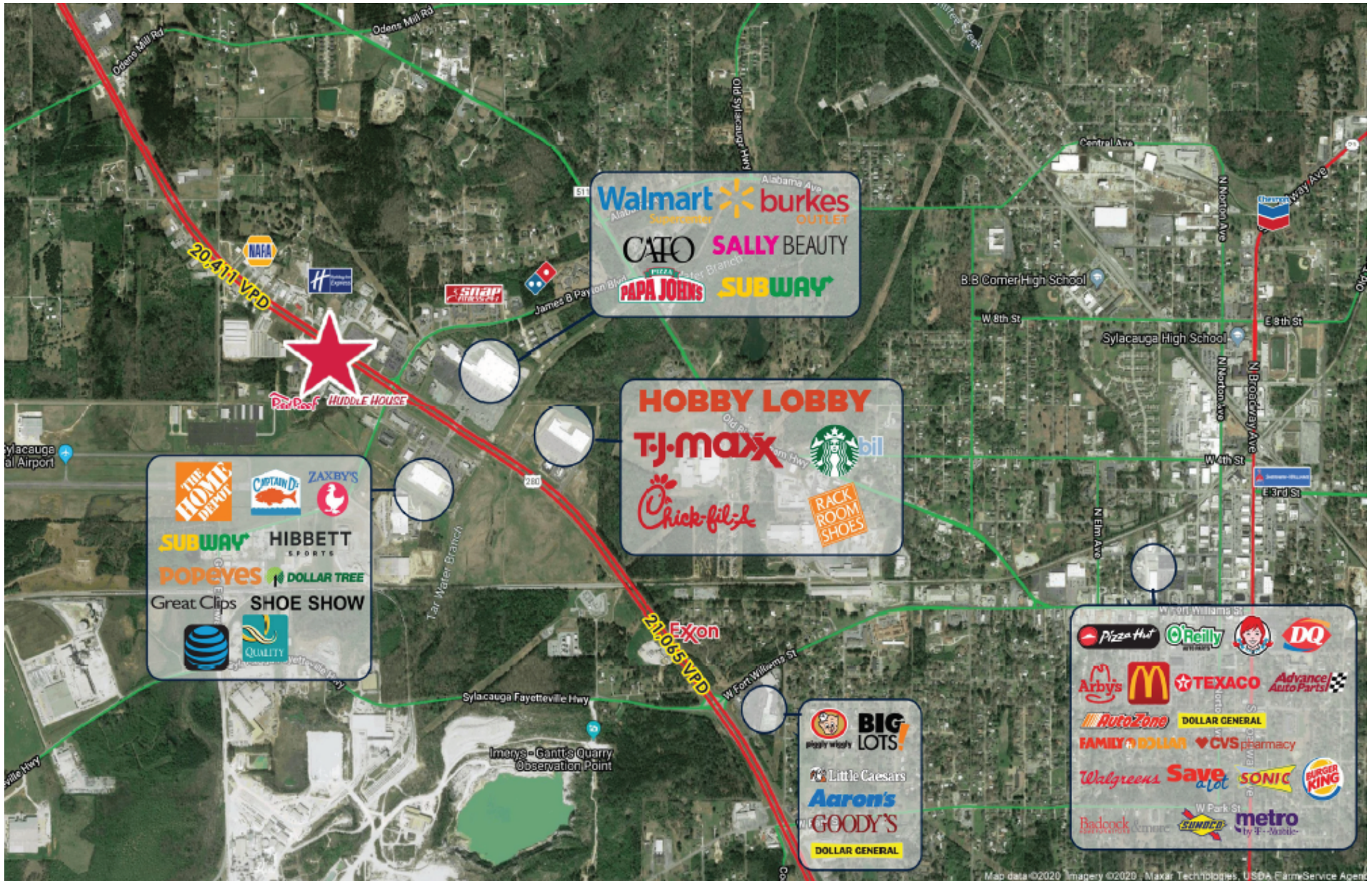
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MARKET AERIAL | FOR SALE & LEASE



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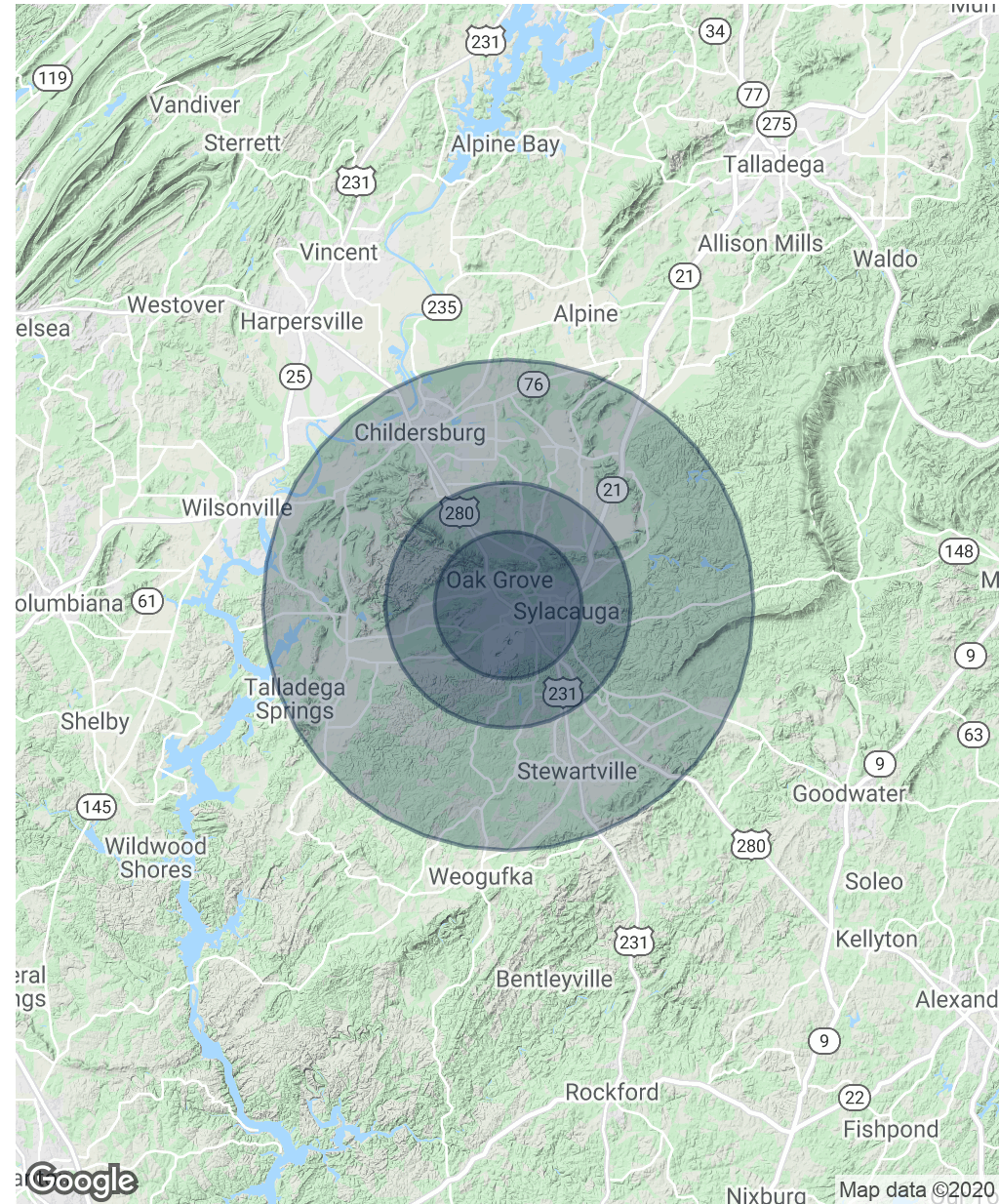
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DEMOGRAPHICS MAP & REPORT | FOR SALE & LEASE

Population	3 Miles	5 Miles	10 Miles
Total Population	11,169	19,223	34,698
Average age	40.9	40.7	40.6
Daytime Population	16,019	21,367	34,608

Households & Income	3 Miles	5 Miles	10 Miles
Total households	4,689	7,853	14,067
# of persons per HH	2.33	2.42	2.45
Average HH income	\$48,201	\$49,057	\$49,104
Average house value	\$122,213	\$128,426	\$128,403

* Demographic data derived from SiteWise Pro



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