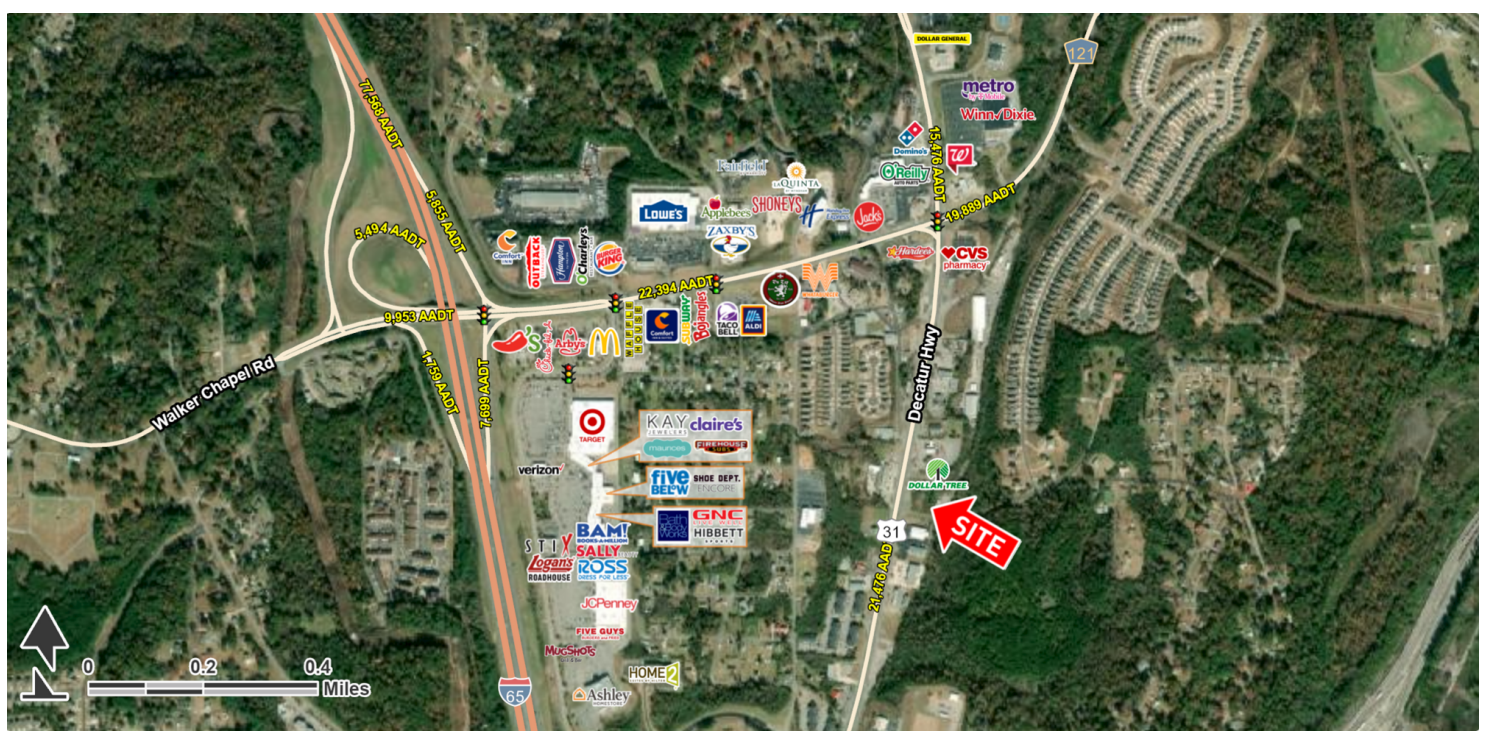


# PARCEL AVAILABLE: FOR SALE OR GROUND LEASE

US Hwy 31 & Whaley Road, Fultondale, AL 35068

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

Property is located at the intersection of US Highway 31 & Whaley Road with road frontage and excellent visibility.



### PROPERTY HIGHLIGHTS

- Build to Suit Opportunity
- Available: 0.52 AC pad site
- Site is adjacent to the new Dollar Tree under construction
- Area retailers include: Target, Lowe's, Books A Million, Logan's, Sephora, Starbucks, Aldi, Chick-Fil-A, and many more
- Traffic Count: 21,476 AADT, Decatur Highway

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	2,579	23,799	61,030
DAYTIME POPULATION	3,444	23,057	62,578
HOUSEHOLDS	1,116	9,433	24,114
AVERAGE HH INCOME	\$58,046	\$63,357	\$58,342

### EXCLUSIVE AGENT(S)

ALEXANDER BARINEAU • alexander.barineau@tscg.com • 205.776.6715  
 RAY JONES, CCIM • ray.jones@tscg.com • 334.332.8424



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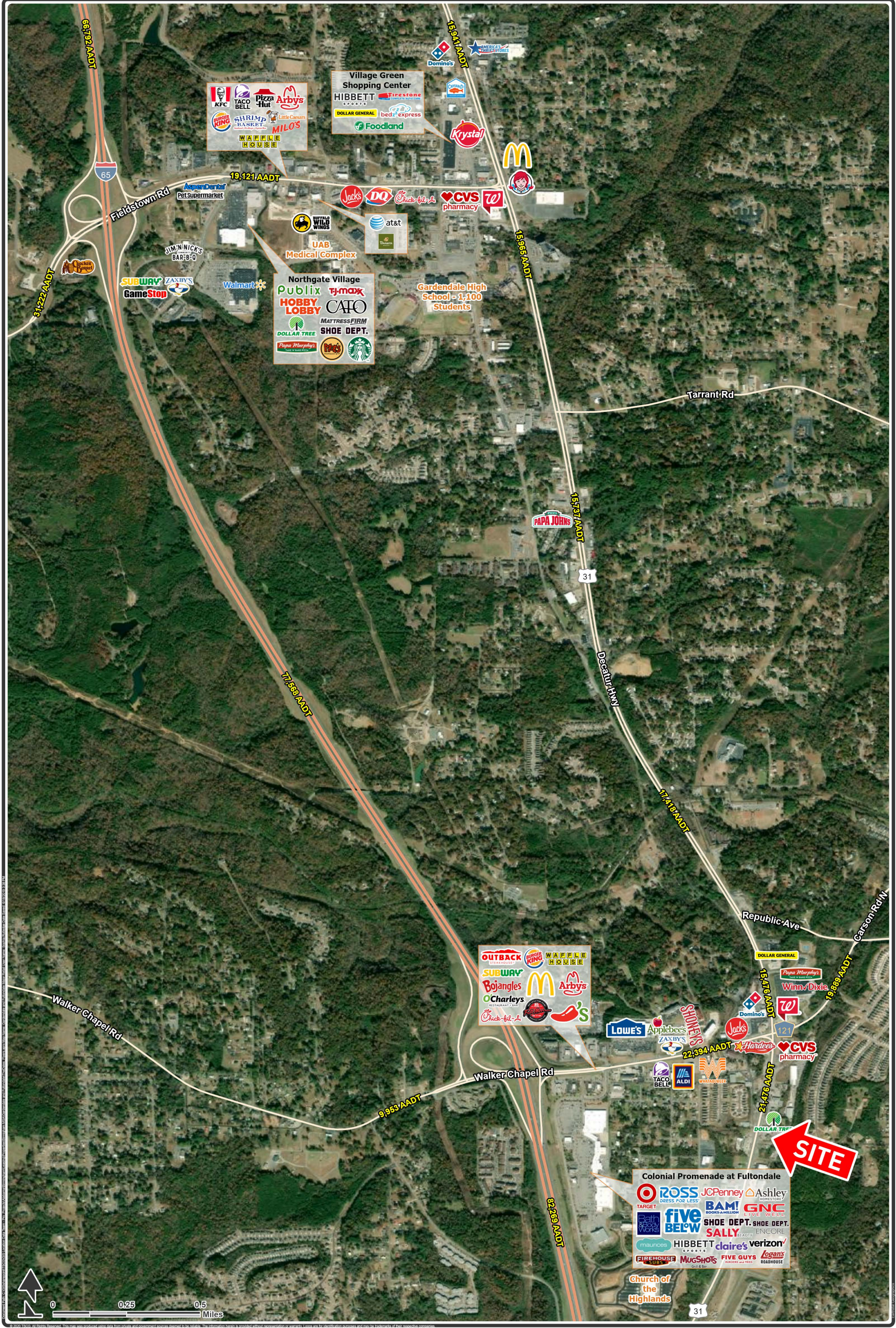
## SITE PLAN



### EXCLUSIVE AGENT(S)

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# Gardendale & Fultondale, Alabama

Major Retail

December 2020

