

# PAD SITE AVAILABLE

US Highway 431, Guntersville, AL 35976

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

Directly across from Walmart with immediate access to Highway 431, with 30,140 vehicles per day.



### PROPERTY HIGHLIGHTS

- Available: 1.92 Acres
- Rough graded pad with utilities to site
- Guntersville has seen the job market increase by 1.6% over the last year. Future job growth over the next ten years is predicted to be 41.2%, which is higher than the US average of 33.5%
- Area retailers include: Walmart Supercenter, Belk, Cracker Barrel, Starbucks, Aspen Dental, and many more

### DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
POPULATION	9,160	30,098	42,262
DAYTIME POPULATION	9,788	36,430	48,678
HOUSEHOLDS	3,525	11,306	15,640
AVERAGE HH INCOME	\$60,044	\$57,214	\$58,164

### EXCLUSIVE AGENT(S)

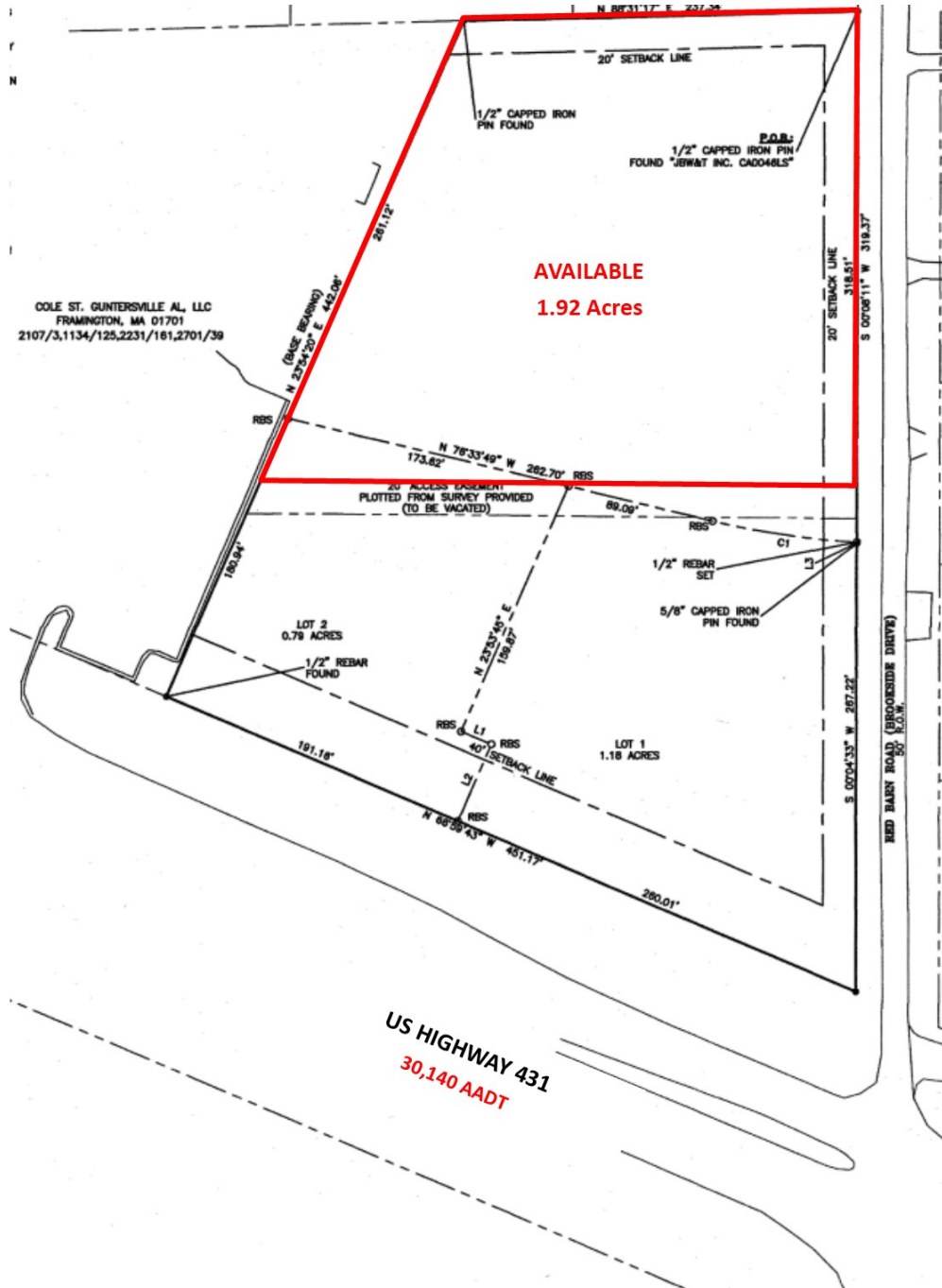
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## SITE PLAN



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# Guntersville, Alabama

Big Springs Village



0.1 Miles

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# Guntersville, Alabama

Major Retail

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