



VACANT HWY 55 FOR SALE OR LEASE

3306 Cloverdale Rd, Florence, AL 35633

Stand-alone Former Hwy 55 with Drive-Thru in High Traffic Location



LEASE RATE:
\$150,000/yr NNN

SALE PRICE:
\$2,100,000

SIZE:
2,152 SF Newly Constructed in 2023
Stand-Alone with Drive-Thru
1.07 Acres

SIGNAGE:

- Large monument sign fronting Cloverdale Road
- Traffic Count: 17,108 AADT

IDEALLY LOCATED:

- Ideally located along active retail corridor
- Near Walmart, Taco Bell, McDonald's, Dollar General, Zaxby's, Culvers, Jack's and more!



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LACEY SCOTT
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For More Information: Harbert-Retail.com
2 North 20th Street, #1700, Birmingham, AL 35203

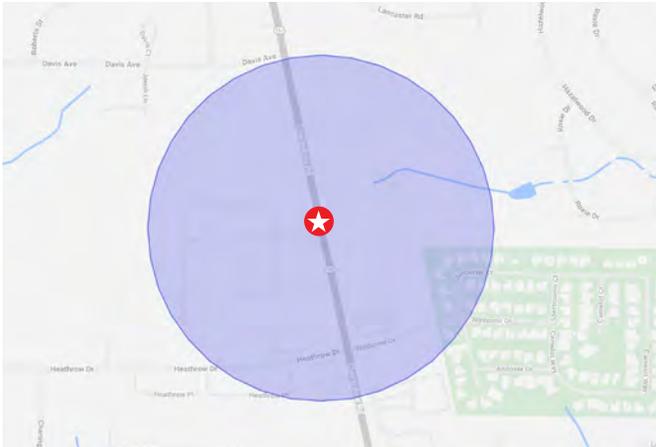
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LOCATED IN ACTIVE FLORENCE RETAIL CORRIDOR



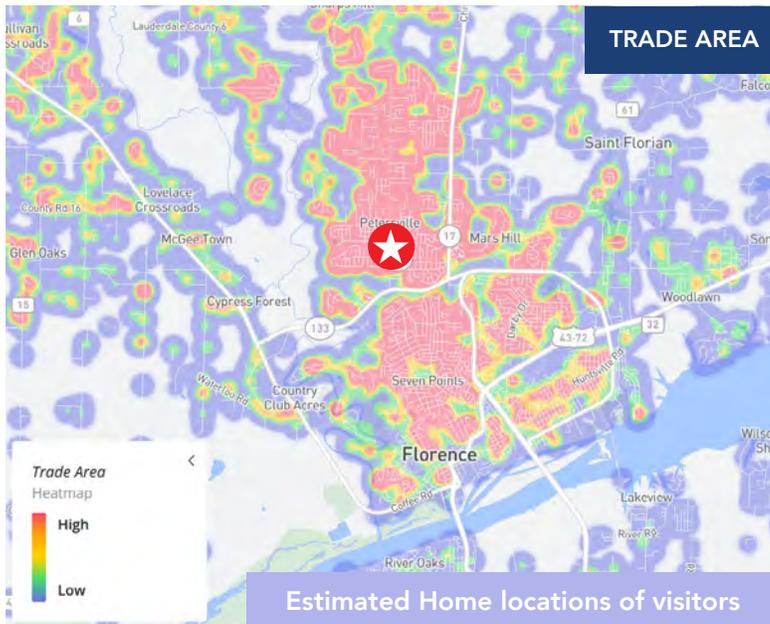
12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	977.6K
Visitors	114.5K
Visit Frequency	8.54x
Avg Dwell Time	36 minutes

977.6K
VISITS

\$87.3K+
AVG HH INCOME
WITHIN 1 MILE

114.5K
VISITORS



1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	5,024	32,865	50,081

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Estimated Households	2,236	14,124	21,274

INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$87,343	\$75,268	\$73,720



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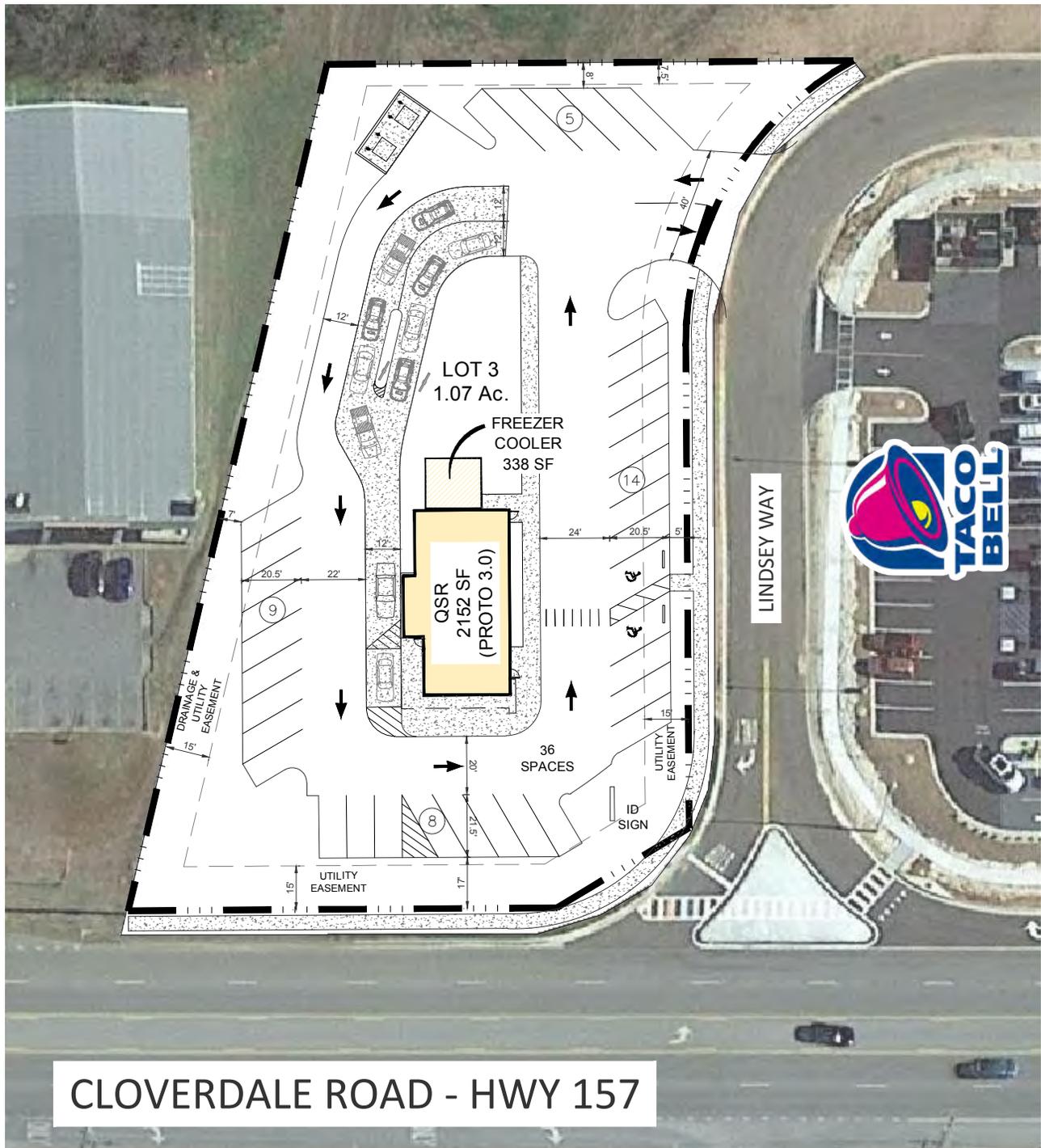
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SITE PLAN



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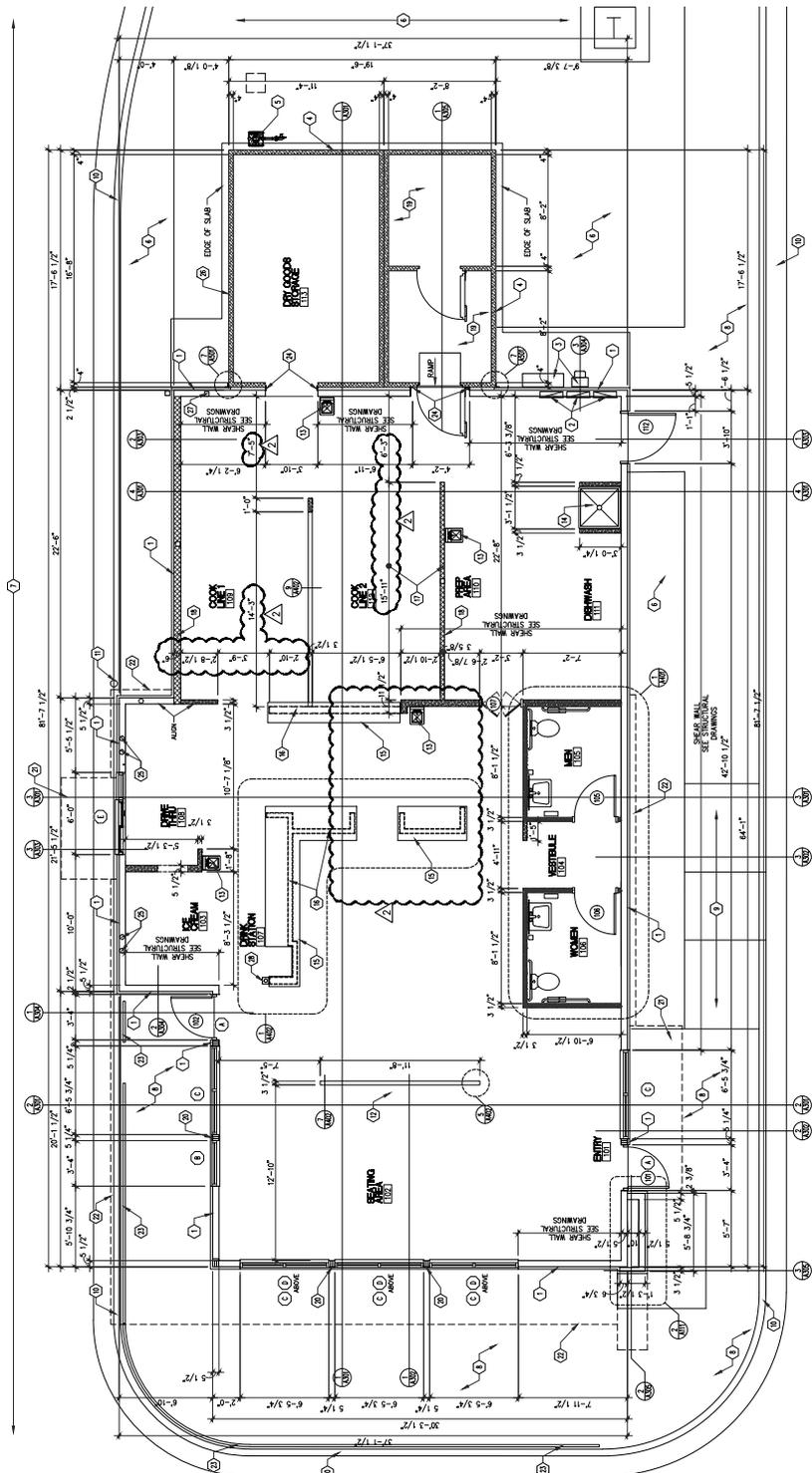
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BUILDING PLANS



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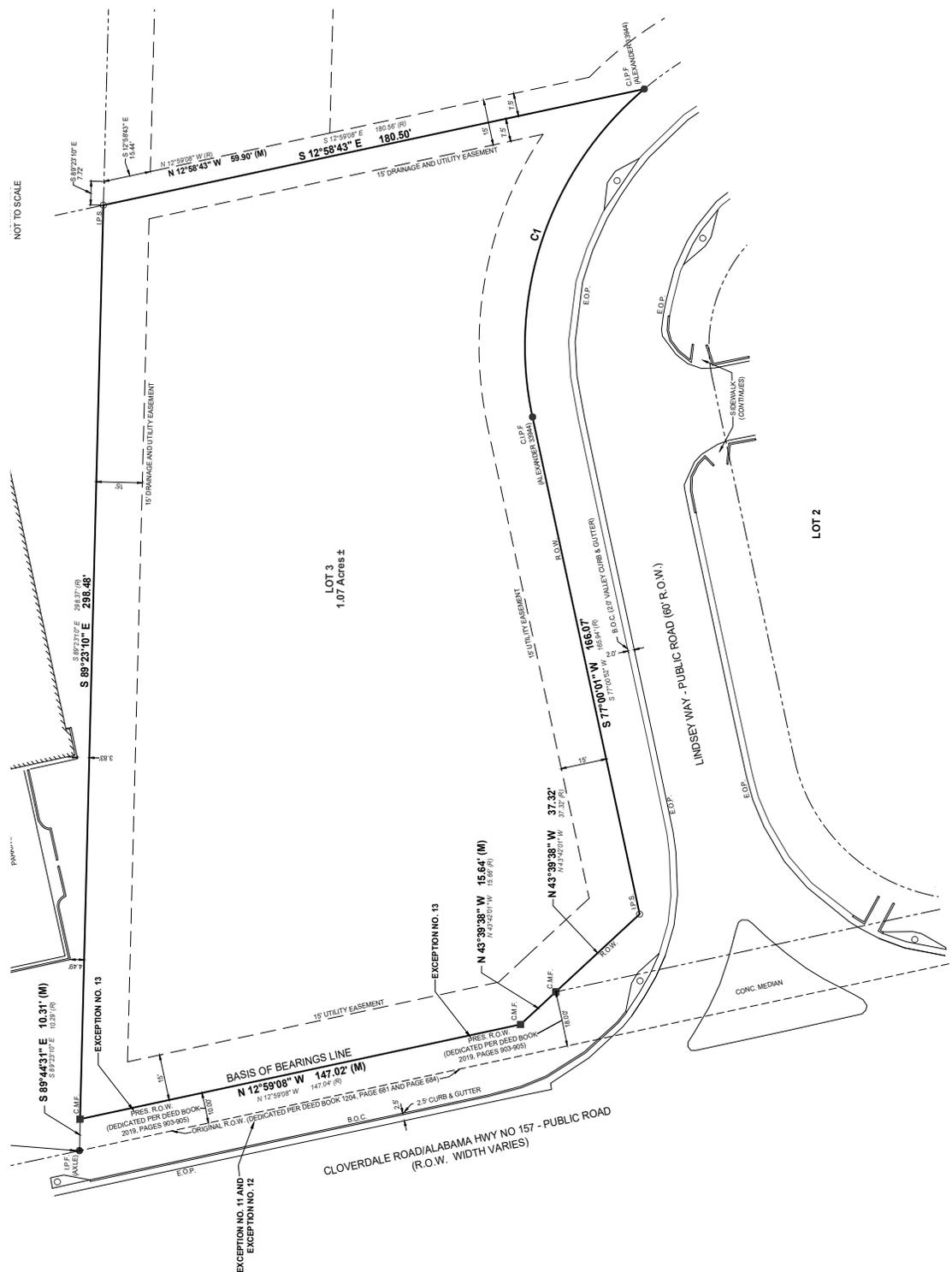
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SITE SURVEY

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