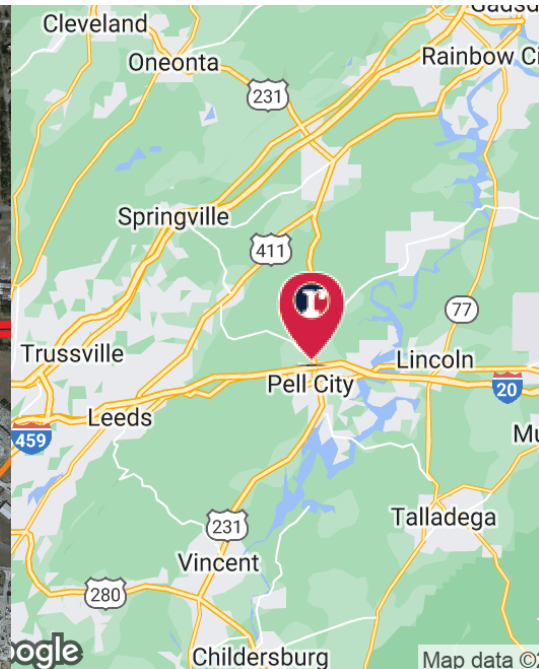




PELL CITY DEVELOPMENT OPPORTUNITY

Jeanne Pruet Drive Pell City, AL 35125



FOR SALE

Property Highlights

- +/- 12 Acres Available for Sale
- Ideal location on main retail corridor with visibility from I-20
- Surrounding retailers include Walmart Supercenter, New Premier Cinema, Cracker Barrel, Chick-Fil-A, Walgreens, Buffalo Wild Wings, Hibbett Sports and others!
- Zoning: 3 parcels, R-3 and 4 parcels, B-2



ACRES
+/- 12



TRAFFIC
51,935 VPD



ACCESS
Highway

Demographics

	3 mile	5 mile	10 mile
Population	9,623	18,095	44,033
Households	4,535	8,334	20,033
Med HH Income	\$59,038	\$58,639	\$58,755

David Ashford, CCIM dashford@retailspecialists.com 205.999.6552

Jared Mobley jmobley@retailspecialists.com 205.422.6070

Katie Carlton kcarlton@retailspecialists.com 770.547.0522

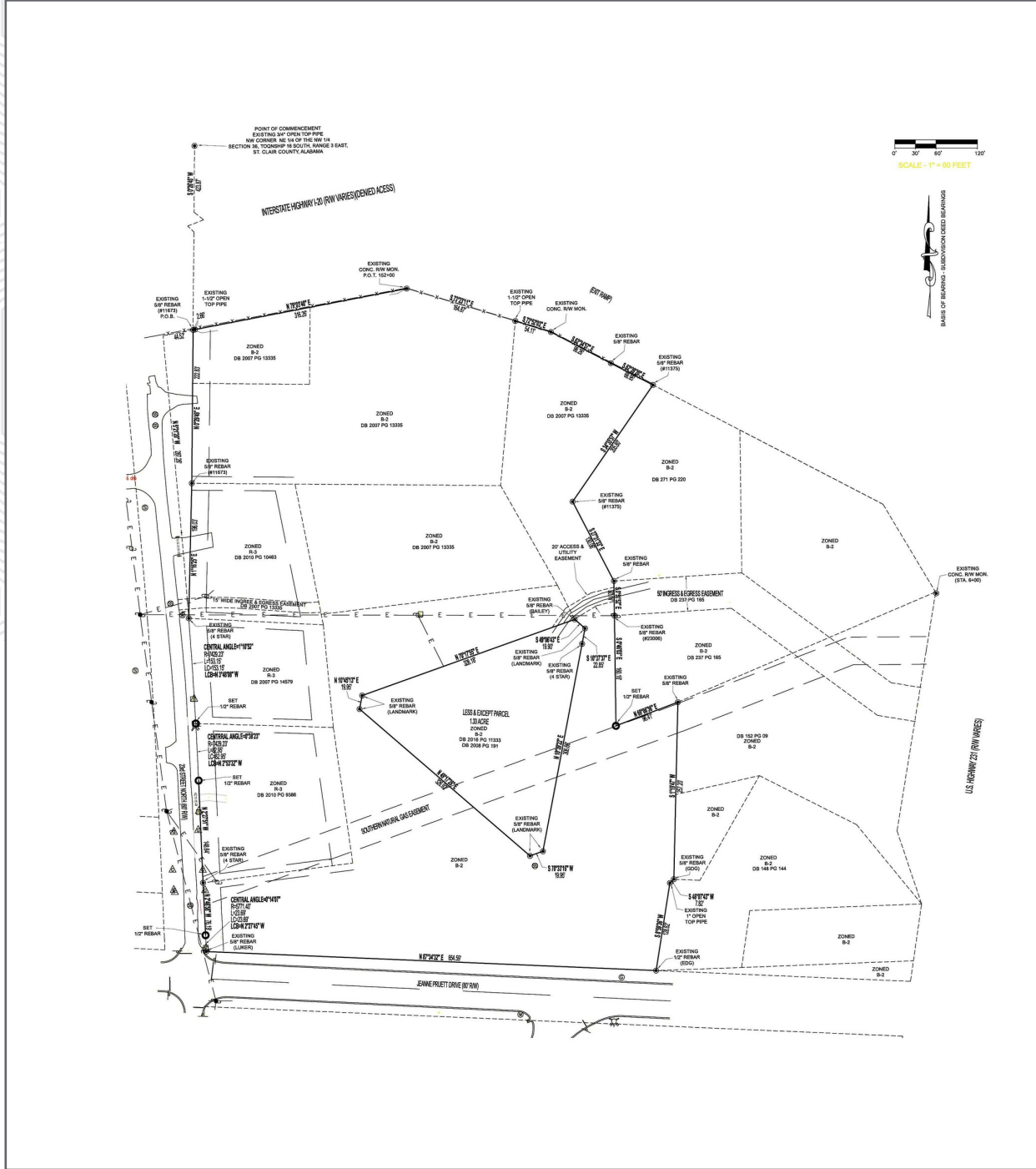


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Pell City Development

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Site Plan



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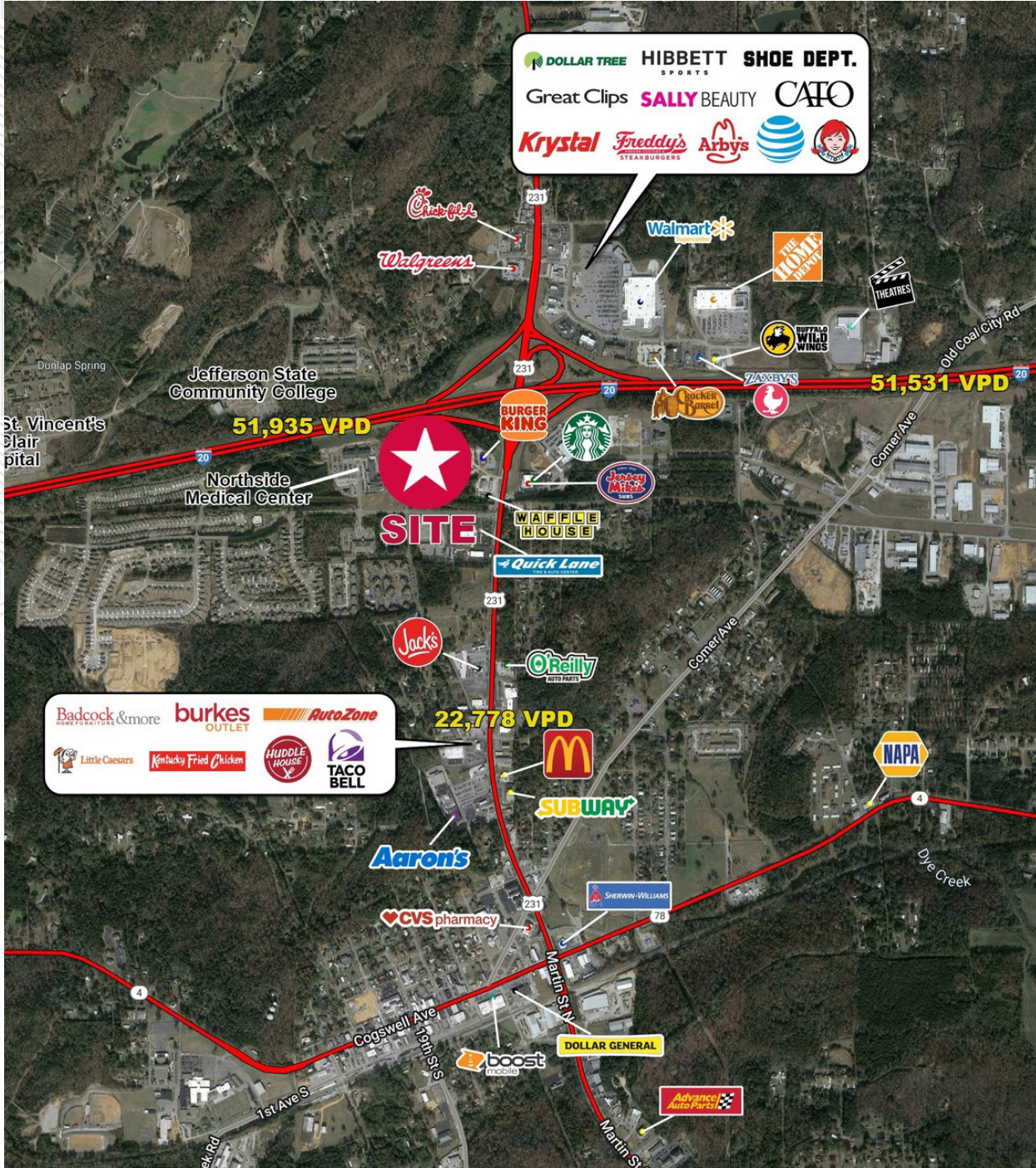


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Market Aerial



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