

FORMER FAMILY DOLLAR AVAILABLE

3450 St. Stephens Road Prichard, AL 36612



RETAIL PROPERTY FOR LEASE

Excellent Opportunity to Lease 7,647 SF Former Family Dollar

Property Highlights

- Very good visibility
- Ample parking
- Pylon sign available
- Major area tenants include Piggly Wiggly, Dollar General and Walgreens
- Located just 3.9 miles from USA Health University Hospital and 6.4 miles from the University of South Alabama

Demographics	3 Miles	5 Miles	10 Miles
Total Households	14,111	36,008	111,812
Total Population	37,099	93,921	289,383
Average HH Income	\$34,597	\$46,500	\$53,099

Traffic Counts

25,448 VPD

SID KNIGHT

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SCOTT PLUMMER

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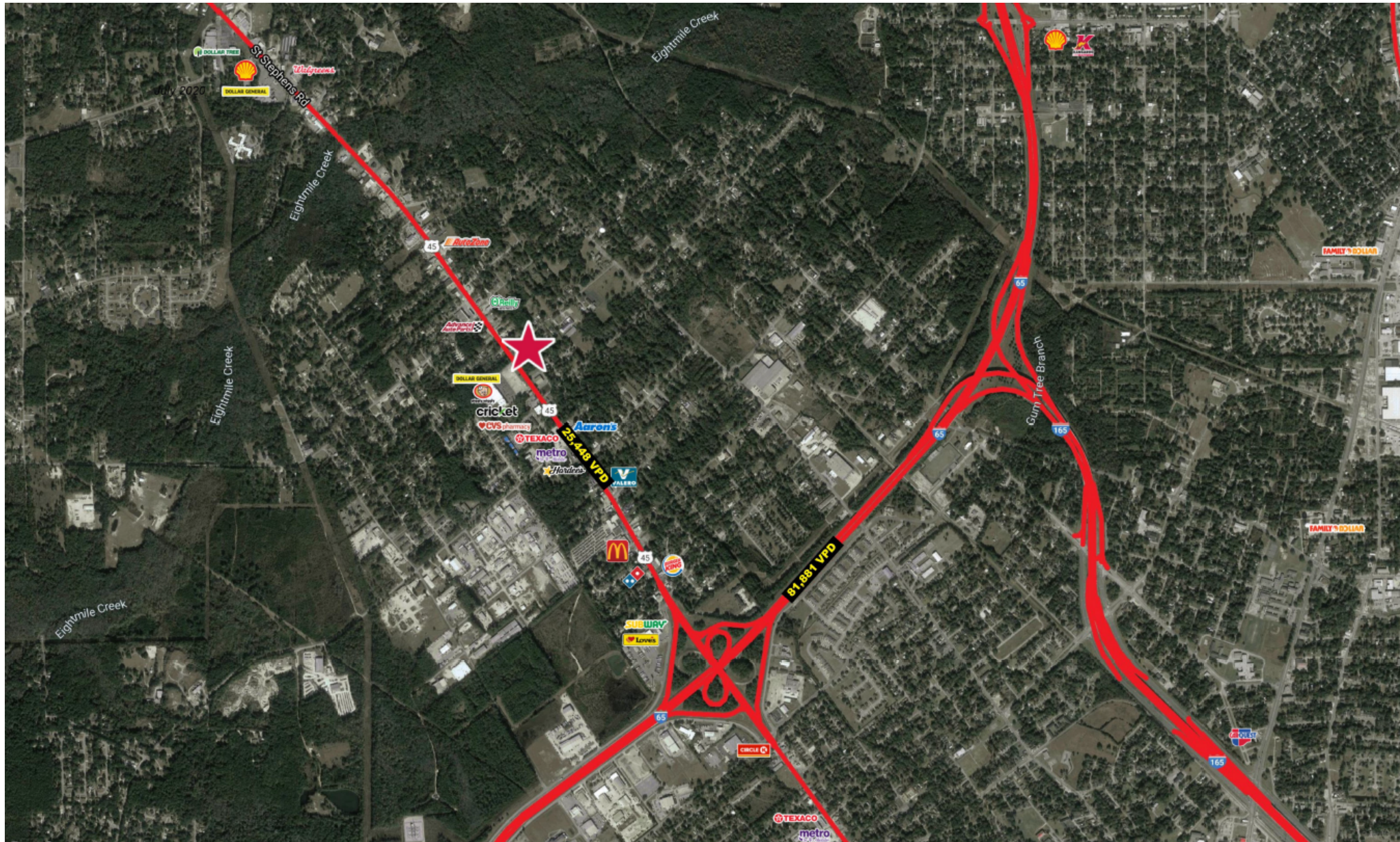
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AERIAL | FOR LEASE



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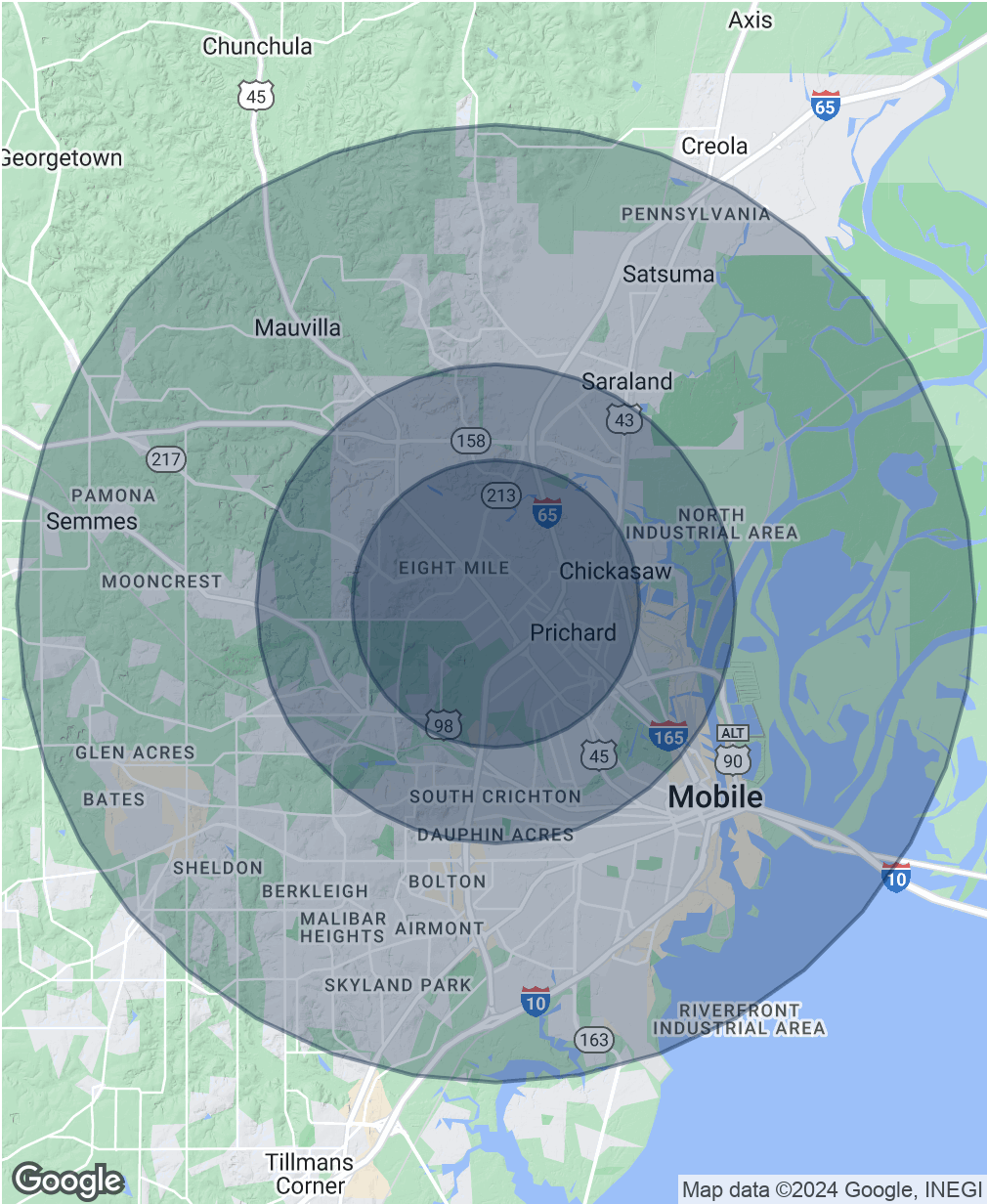
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Population	3 Miles	5 Miles	10 Miles
Total Population	37,099	93,921	289,383
Average age	37.4	37.8	36.6
Average age (Male)	34.2	35.2	34.6
Average age (Female)	40.6	40.2	38.3

Households & Income	3 Miles	5 Miles	10 Miles
Total households	14,111	36,008	111,812
# of persons per HH	2.6	2.6	2.6
Average HH income	\$34,597	\$46,500	\$53,099
Average house value	\$73,531	\$107,301	\$149,629

* Demographic data derived from 2020 ACS - US Census



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