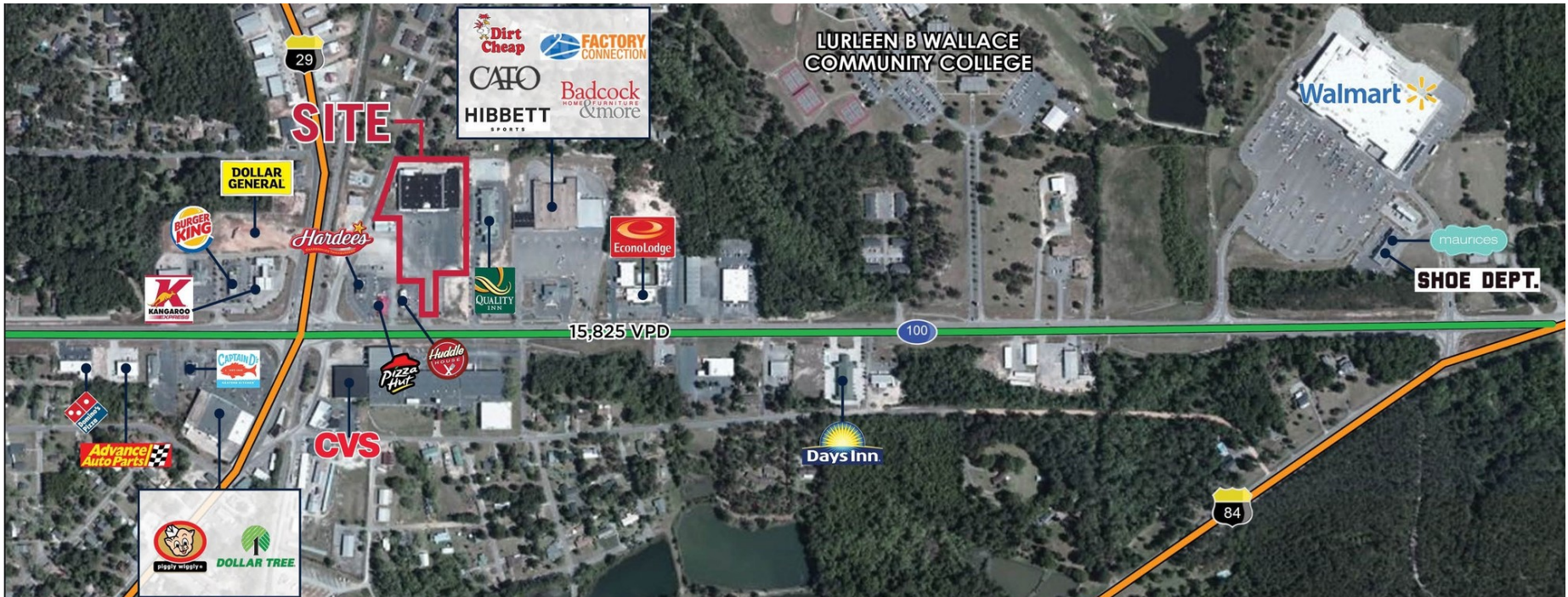


JUNIOR ANCHOR SPACE AVAILABLE

1213 Martin Luther King Jr Expwy Andalusia, AL 36420



RETAIL PROPERTY FOR LEASE

Three suites available

Property Highlights

- Excellent location with frontage on MLK Jr Expy (Hwy 84)
- Ample, drive-up parking with direct visibility to over 15,000 vehicles per day
- Call for pricing

Spaces

Suite 1 (Endcap former Badcock Furniture)

Suite 3 (Inline)

Suite 5 (Endcap)

Space Size

18,000 SF

7,400 SF

8,000 SF

Demographics

	3 Miles	5 Miles	10 Miles
Total Households	2,828	5,212	9,235
Total Population	6,117	11,244	18,632
Average HH Income	\$49,498	\$51,859	\$51,423

Traffic Counts

15,825 VPD (MLK Jr. Expwy)

SCOTT PLUMMER

205.913.2054

scott.plummer@retailspecialists.com

DAVID PLUMMER

205.314.0395

david@retailspecialists.com

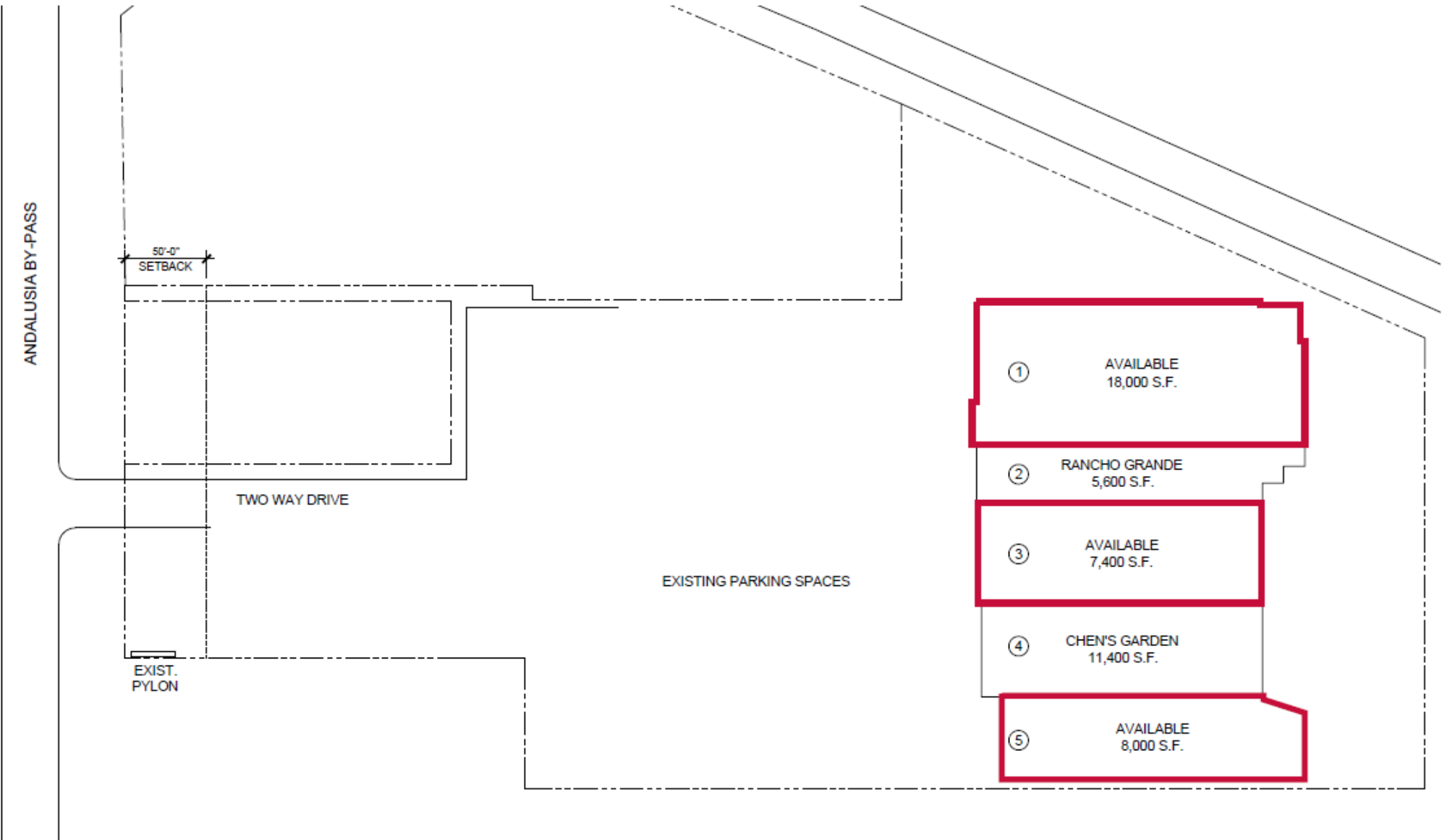
RETAIL SPECIALISTS
Birmingham | Atlanta
retailspecialists.com

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1213 Martin Luther King Jr Expwy Andalusia, AL 36420

SITE PLAN | FOR LEASE



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JUNIOR ANCHOR SPACE AVAILABLE

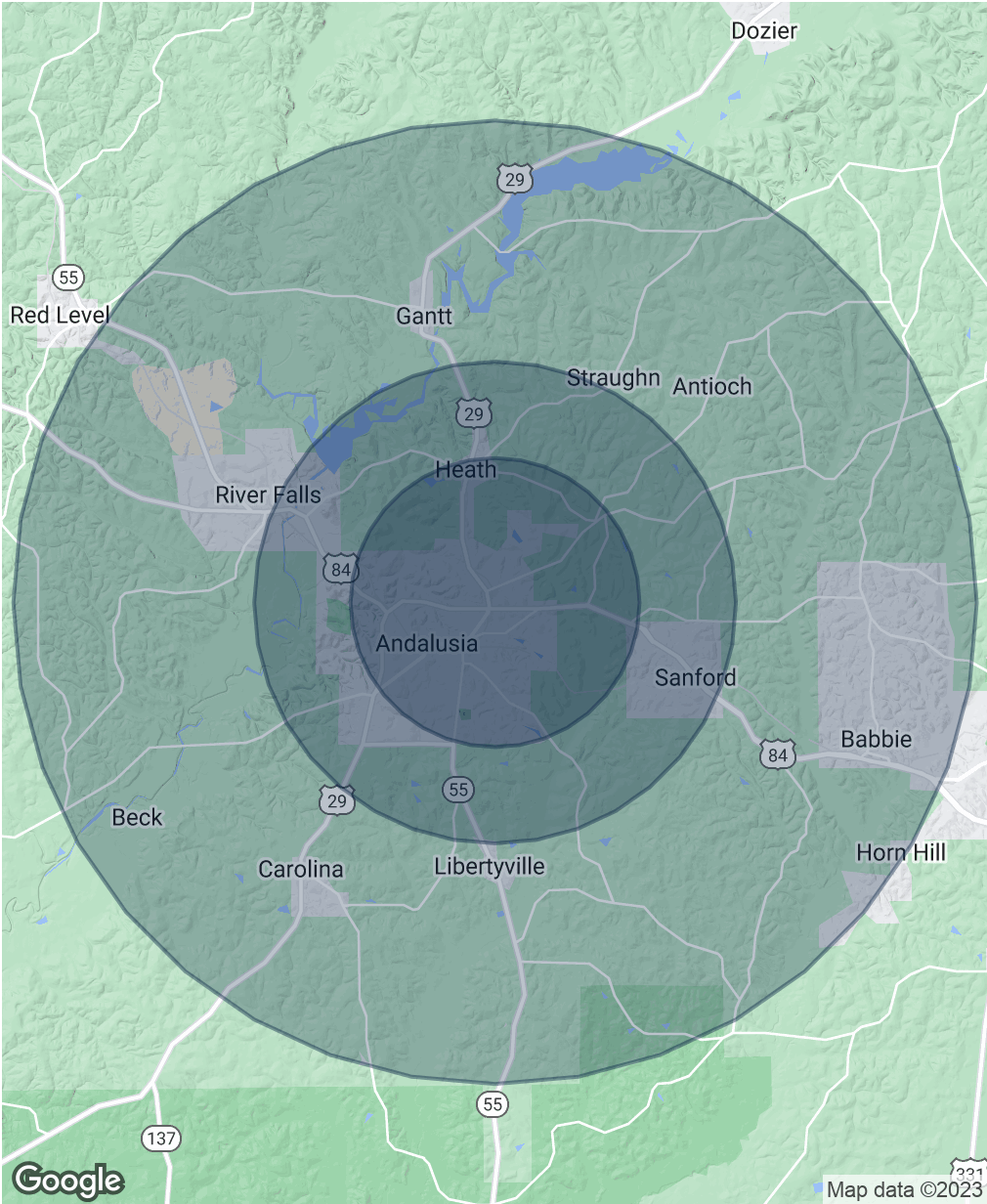
1213 Martin Luther King Jr Expwy Andalusia, AL 36420

DEMOGRAPHICS MAP & REPORT | **FOR LEASE**

Population	3 Miles	5 Miles	10 Miles
Total Population	6,117	11,244	18,632
Average age	39.1	39.9	42.2
Growth Rate (2019-2024)	0.38%	0.36%	0.47%
Daytime Population	14,226	16,430	21,972

Households & Income	3 Miles	5 Miles	10 Miles
Total households	2,828	5,212	9,235
# of persons per HH	2.2	2.2	2.0
Average HH income	\$49,498	\$51,859	\$51,423
Average house value	\$211,287	\$172,000	\$158,680

* Demographic data derived from 2020 US Census



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