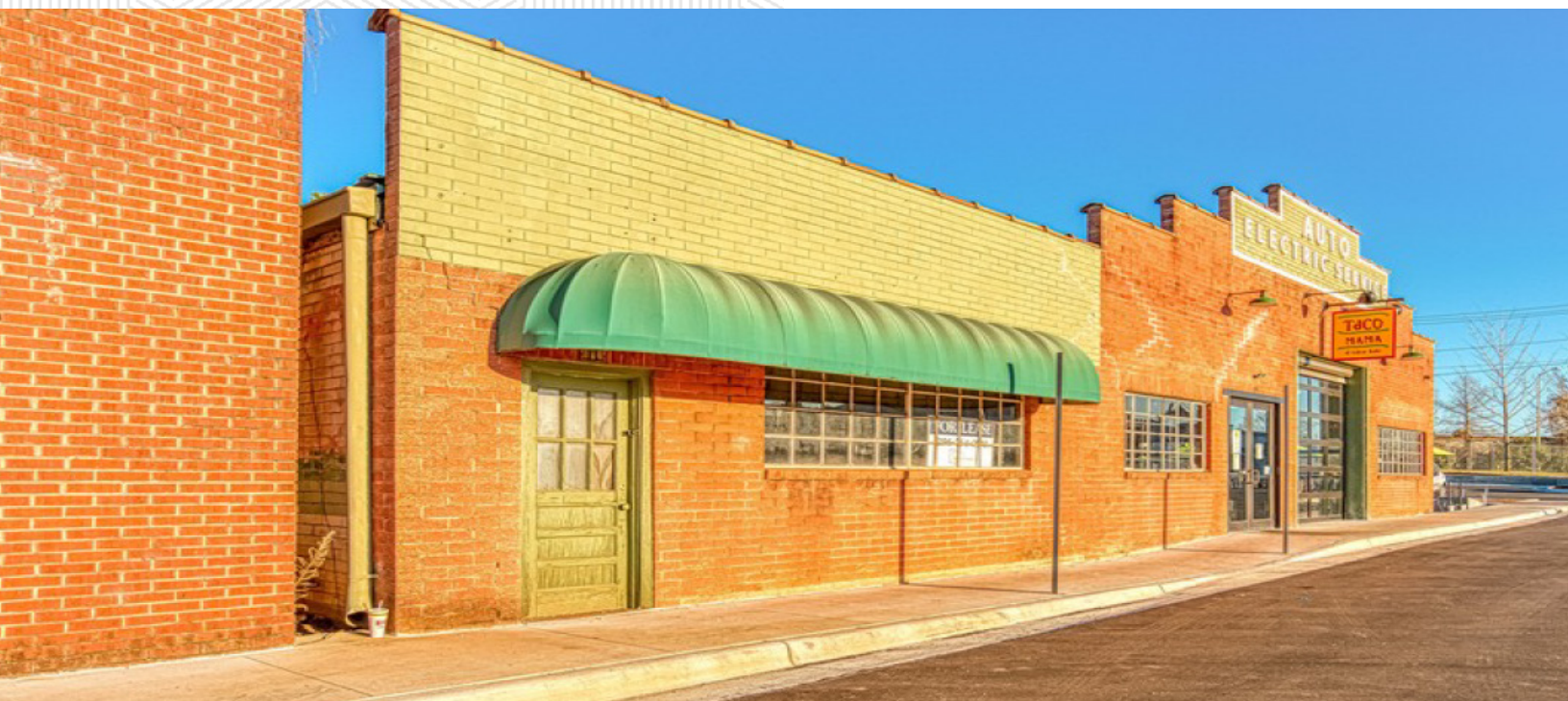




Downtown Florence Opportunity

119 S. Cherry Street Florence, AL 35630



FOR LEASE

Property Highlights

- Available: 2,800 space for lease in the heart of downtown Florence
- Located adjacent to Taco Mama and in close proximity to Valley Health Foods, Singin' River Brewery and more
- Area is experiencing tremendous revitalization and growth
- Call for more information and pricing



SQ FT
2,800



TRAFFIC
18,250 VPD
(Lee Hwy)



ACCESS
Highway

Demographics

	1 mile	3 mile	5 mile
Population	6,583	32,747	63,543
Households	2,800	14,552	28,036
Daytime Pop	22,862	49,409	97,554
Med HH Income	\$30,009	\$35,951	\$43,832

David Ashford, CCIM dashford@retailspecialists.com 205.999.6552

Jared Mobley jmobley@retailspecialists.com 205.422.6070

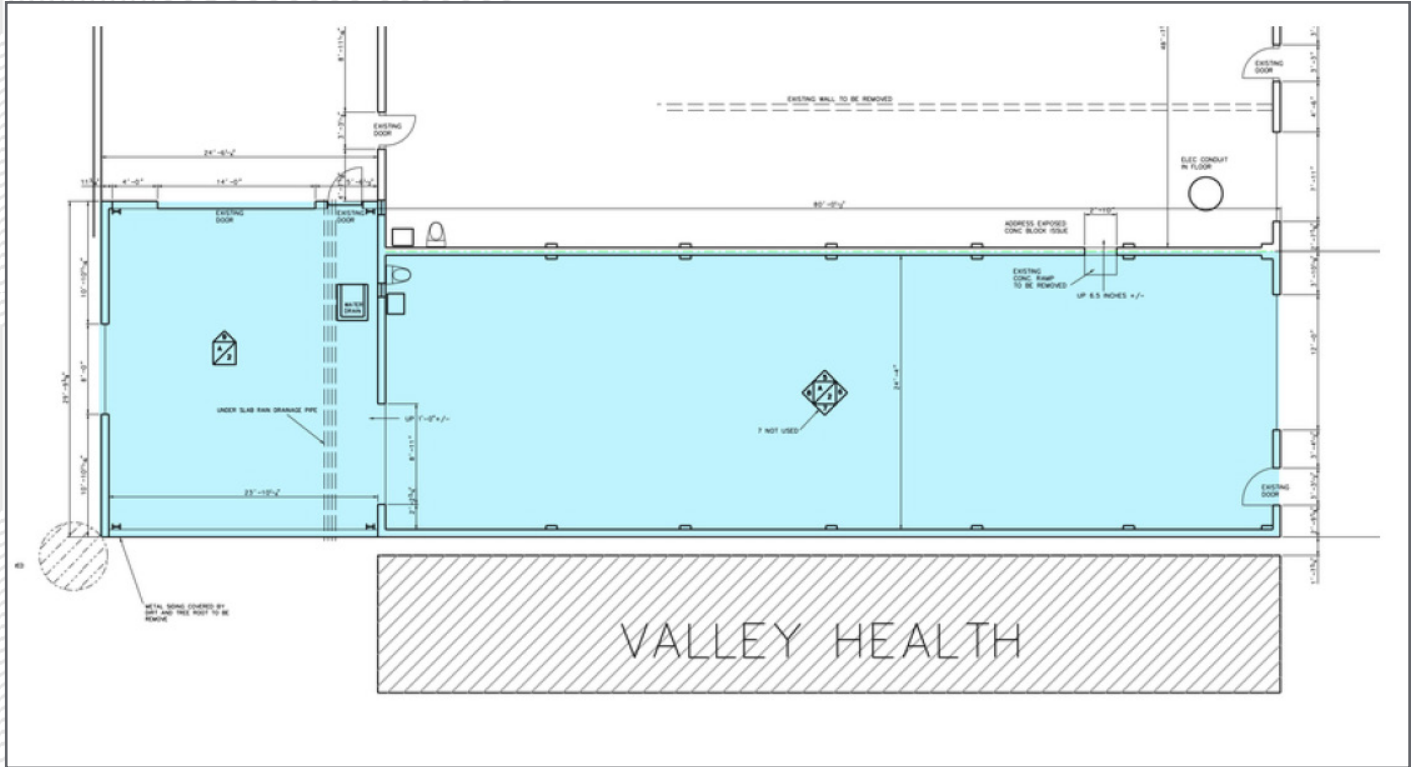


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Site Plan



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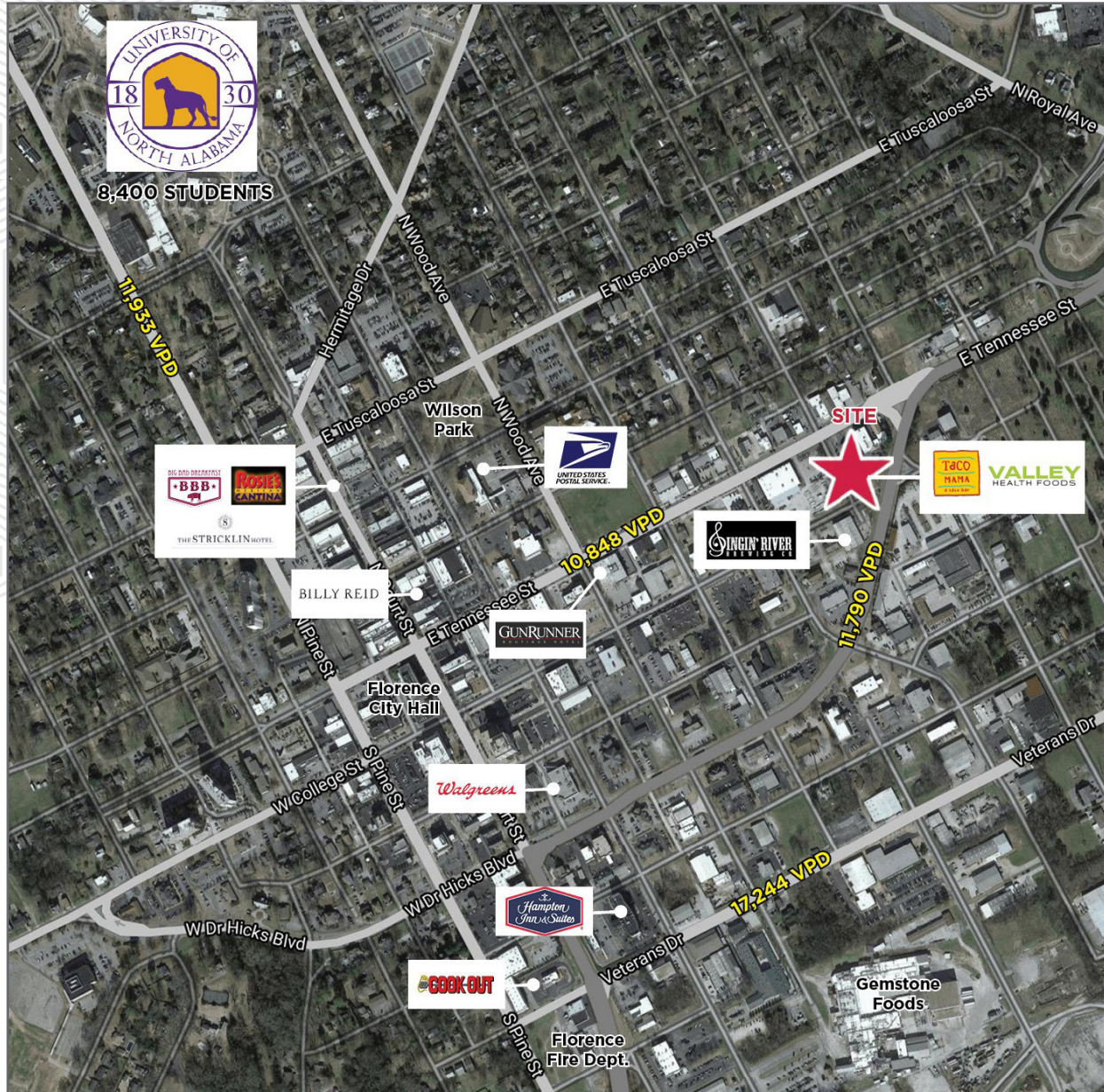


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Market Aerial



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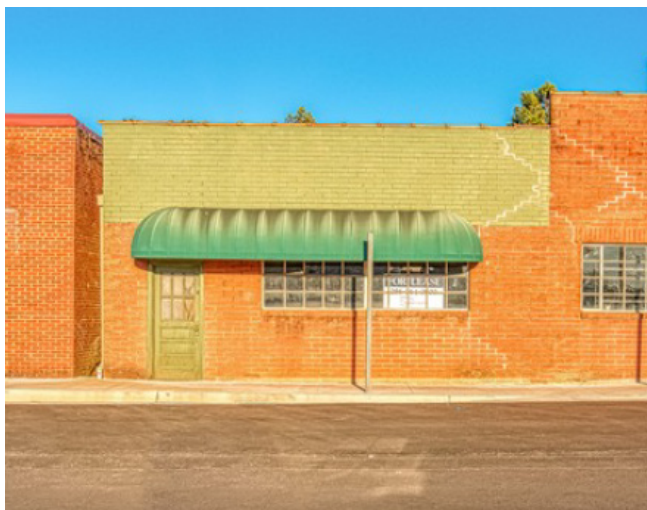
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Downtown Florence

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Highlights



49,409 Daytime Pop
(3 Mile)



Thriving Cotenants



Downtown Growth



\$60,520
AVG HH INCOME

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