



# 9.15 Acres - Hanceville, AL

630 Main Street NE

Hanceville, AL 35077



## FOR SALE

### Property Highlights

- +/-9.15 acres available for sale
- Zoned B-1 (Local Shopping District)
- Approximately 480 feet of frontage on Hwy 31 and 335 feet along College Drive
- High-visibility corner location ideal for retail and service-based development
- Located within miles of Wallace State Community College and downtown Hanceville



ACRES  
+/-9.15



TRAFFIC  
14,131 VPD



ACCESS  
Highway

### Demographics

	3 mile	5 mile	7 mile
Population	6,387	11,972	22,038
Households	2,549	4,682	8,506
Daytime Pop	13,183	16,015	26,378
Med HH Income	\$47,009	\$53,371	\$61,587

Reid Peacock [rpeacock@retailspecialists.com](mailto:rpeacock@retailspecialists.com) 205.527.2633

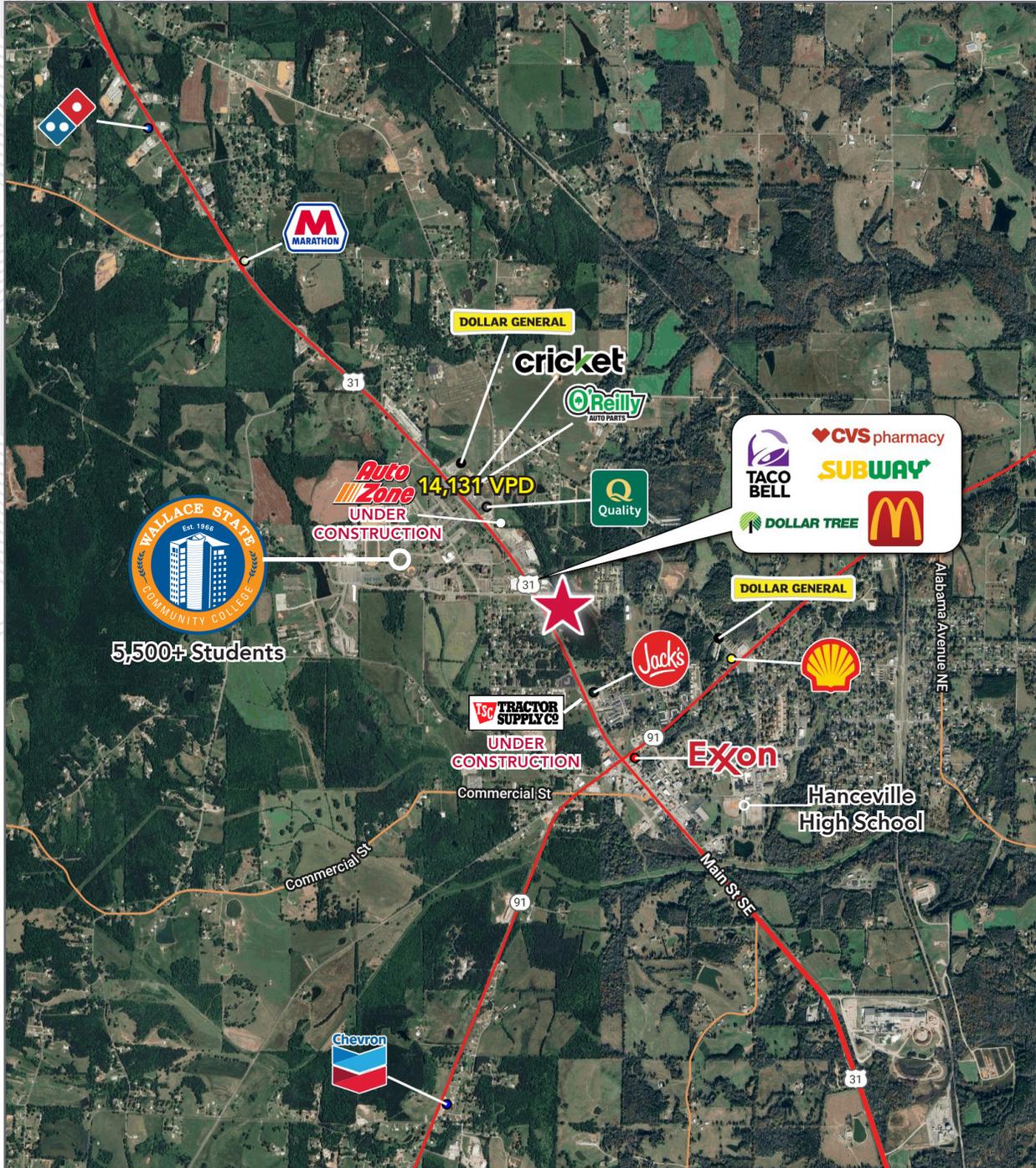


retail specialists

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## Market Aerial



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