



Former C-Store - Dutton, AL

3335 AL-Highway 40 Dutton, AL 35744



FOR SALE/LEASE

Property Highlights

- Positioned directly on AL Highway 40 with strong daily traffic counts
- Ideal for owner-operator
- Serves Dutton and surrounding communities with limited nearby competition
- Easy access, with plenty of on-site parking to accommodate steady customer traffic
- Call for more information



SQ FT
2,164



ACCESS
Highway



POPULATION
33,805

Demographics	5 mile	10 mile	15 mile
Population	7,636	33,805	57,368
Households	3,174	14,045	23,695
Growth (5 Yr)	1.0%	0.3%	0.5%
Med HH Income	\$63,707	\$57,141	\$58,605

Reid Peacock rpeacock@retailspecialists.com 205.527.2633



retail specialists

C-Store Opportunity

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Site Location Map



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