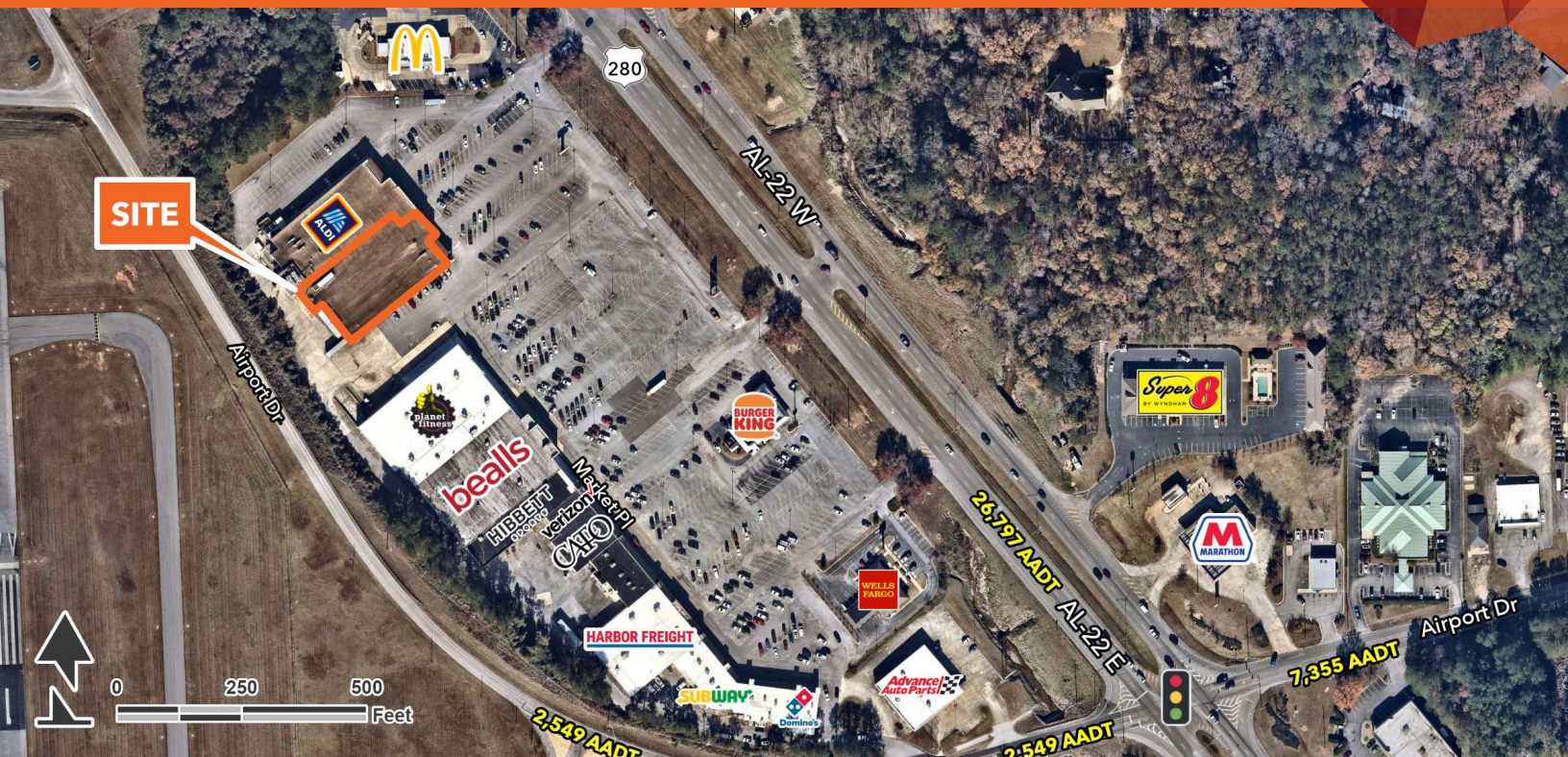


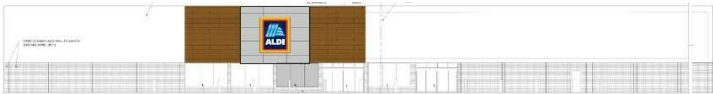
ALDI SUBLEASE OFFERING

1061 U.S. 280, ALEXANDER CITY, AL 35010



LOCATION DESCRIPTION

Explore the vibrant community surrounding the property in Alexander City, AL. Situated in the heart of the town, this location offers proximity to a wealth of amenities and attractions. Experience the local charm with nearby dining options, boutique shopping, and cultural hotspots. The area also provides access to recreational opportunities, including nearby parks and scenic outdoor spaces, perfect for a peaceful retreat or team-building activities. With its convenient access to major roadways and nearby landmarks such as Lake Martin and the Charles E. Bailey, Sr. Sportplex, this location seamlessly blends work and leisure, making it an appealing choice for retail tenants.



PROPERTY HIGHLIGHTS

- 24,149 sf available on Hwy 280 in Alexander City, AL
- Co Tenancy with ALDI
- Over 104' of frontage
- Dock available
- Area Tenants include Planet Fitness, Bealls, Hibbett, Verizon, Harbor Freight, McDonalds and others.
- Call for more information.



DEMOGRAPHICS

3 MILES

5 MILES

7 MILES

	3 MILES	5 MILES	7 MILES
POPULATION	7,809	15,118	18,965
DAYTIME POPULATION	10,295	16,935	20,274
HOUSEHOLDS	3,292	6,353	7,903
AVERAGE HH INCOME	\$58,921	\$62,689	\$64,438



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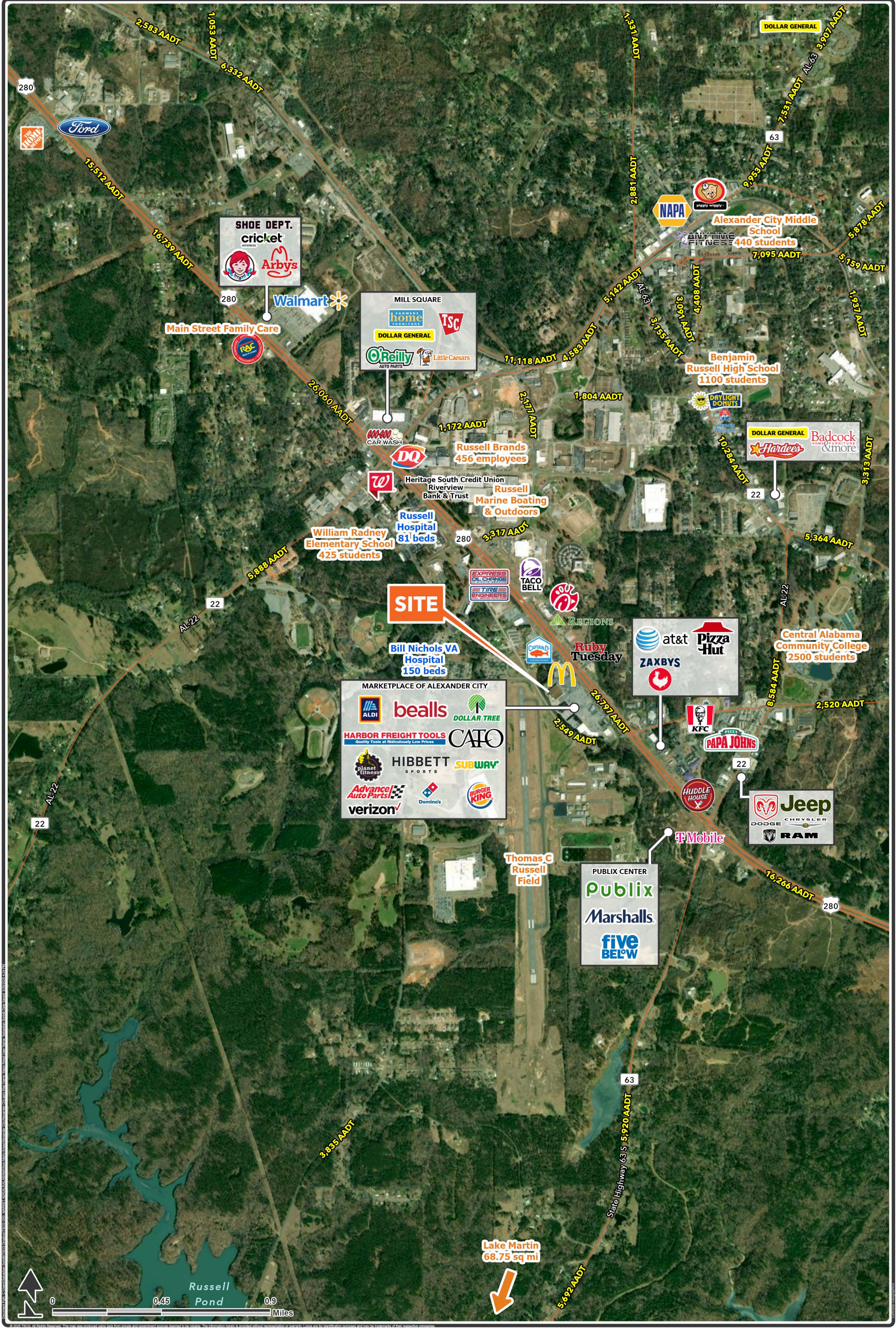


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Alexander City, Alabama

Major Retail Aerial