



# BENDER'S PLAZA

1307 Highway 31 S  
Hartselle, Alabama

PRESENTED BY

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**GATEWAY**  
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Office/Retail Space



## PROPERTY OVERVIEW

This property is centrally located at 1307/1309 Highway 31 South in Hartselle, Alabama, 35640. With 14,000 leasable square feet constructed on 1.55 acres, Bender's Plaza is a great location for any retail or office use. Conveniently located between Walmart Supercenter and Lowe's, Bender's Plaza boasts a traffic count of over 20,000 per day. Highway 31 is a major retail corridor in Hartselle, and this property is located within a mile of the following businesses: KFC, Walgreen's, Burger King, O'Reilly Auto Parts, Autozone, McDonald's, Cato, Pizza Hut, and others.

## DEMOGRAPHICS

POPULATION		HOUSEHOLDS		HOUSEHOLD INCOME	
1 Mile	5,392	1 Mile	2,299	1 Mile	\$82,938 (AVG)
3 Mile	12,007	3 Mile	4,629	3 Mile	\$96,959 (AVG)
5 Mile	6,567	5 Mile	2,473	5 Mile	\$92,655 (AVG)

## DAILY TRAFFIC COUNTS

US Hwy 31	20,060 AADT
Hwy 36	11,503 AADT
Vaughn Bridge Rd	2,788 AADT






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A	B	C	D	E
 Little Caesars®	 First Southern FINANCIAL	 As Close As Family <small>Premium In-Home Care</small>	AVAILABLE +/- 1,000 sf	SIMPLY NAILS


A	Little Caesars Pizza	1,500 SF
B	First Southern Financial	1,500 SF
C	As Close As Family	1,000 SF
D	<b>AVAILABLE</b>	<b>1,000 SF</b>
E	Simply Nails	1,000 SF

NOTE: ALL SQUARE FOOTAGES ARE APPROXIMATE.





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