

BENDER'S PLAZA

1307 Highway 31 S Hartselle, Alabama

PRESENTED BY

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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

1 Mile 5,392 3 Mile 12.007 5 Mile 6.567

HOUSEHOLDS 1 Mile 2,299 4,629 3 Mile 5 Mile 2.473

HOUSEHOLD INCOME

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DAILY TRAFFIC COUNTS

US Hwy 31 Hwy 36 Vaughn Bridge Rd 20,060 AADT 11.503 AADT 2,788 AADT

1 Mile	\$82,938 (AV
3 Mile	\$96,959 (AV
5 Mile	\$92,655 (AVC





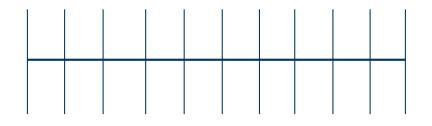
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A Little Caesars	B	C As Close As Family Premar le Hore Care	D AVAILABLE +/- 1,000 sf	E SIMPLY NAILS

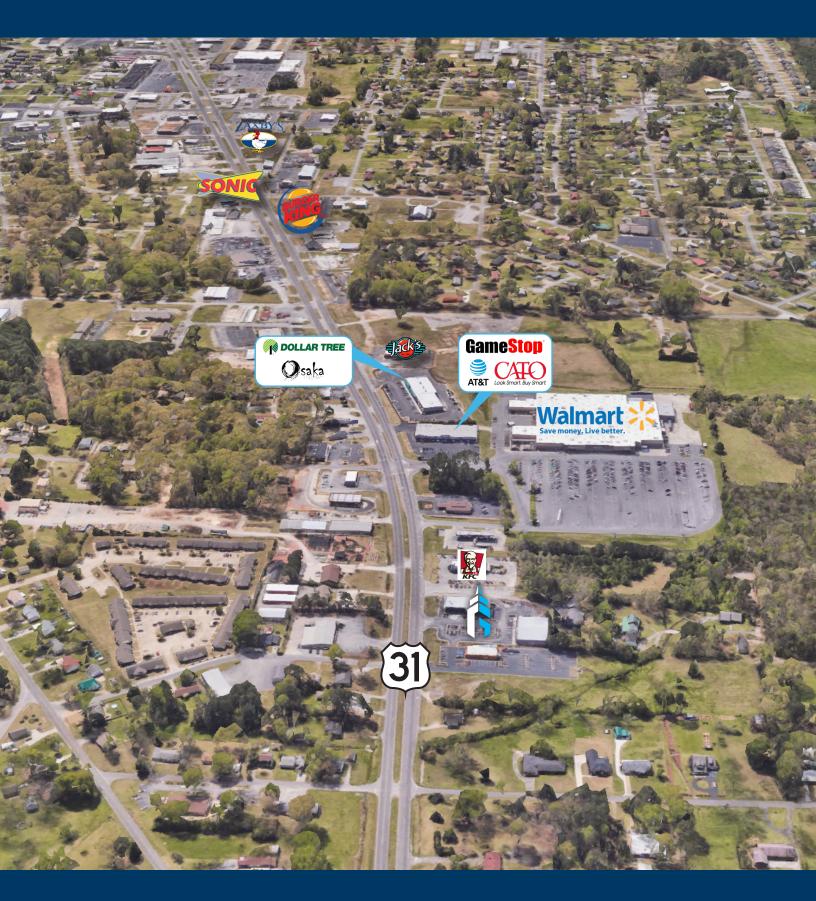


А	Little Caesars Pizza	1,500 SF
В	First Southern Financial	1,500 SF
С	As Close As Family	1,000 SF
D	AVAILABLE	1,000 SF
Е	Simply Nails	1,000 SF

NOTE: ALL SQUARE FOOTAGES ARE APPROXIMATE.



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