



# 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	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

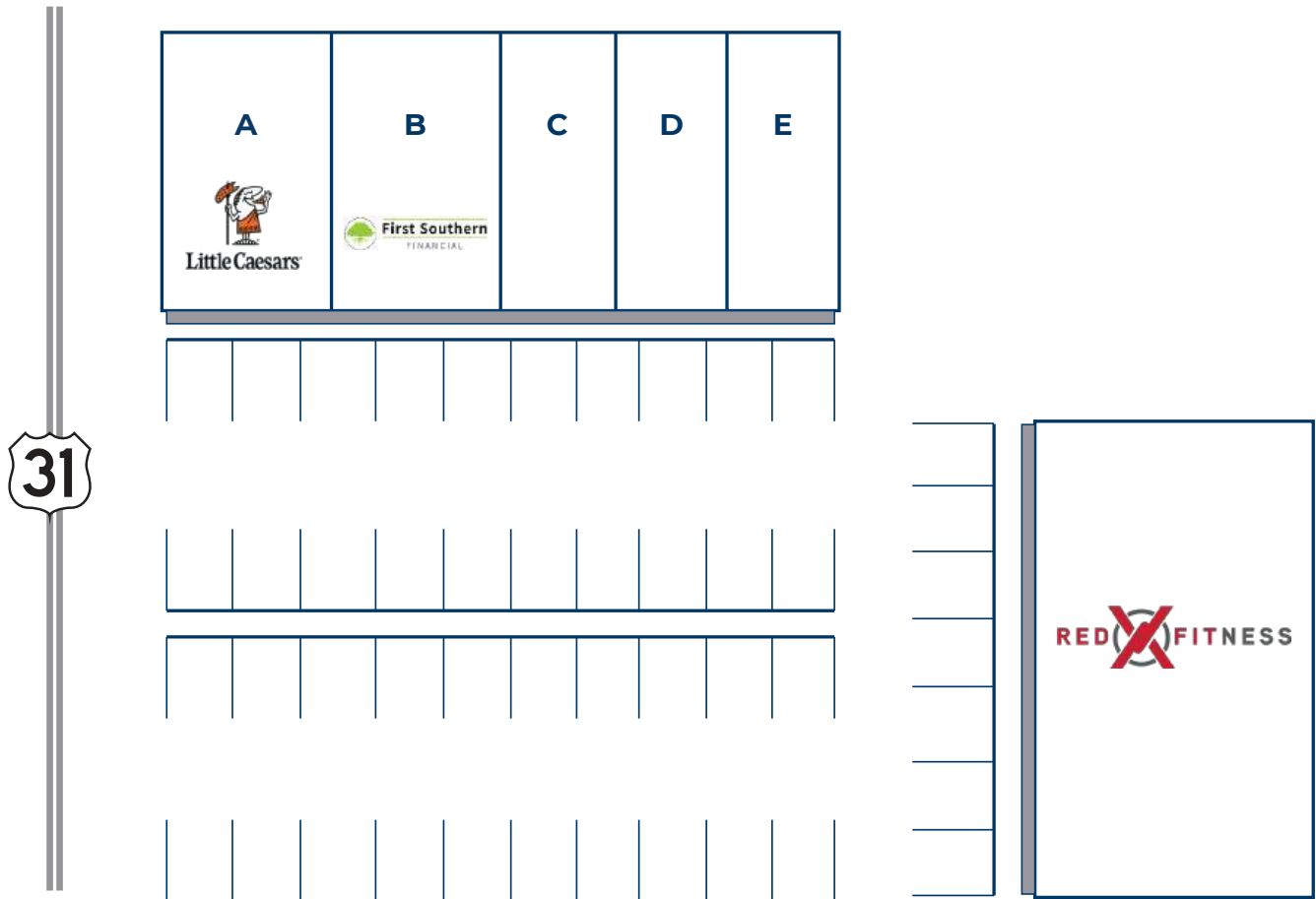


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SUITE A	1,500 SF
SUITE B	1,500 SF
SUITE C	1,000 SF
SUITE D	1,000 SF
SUITE E	1,000 SF

NOTE: ALL SQUARE FOOTAGES ARE APPROXIMATE.



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