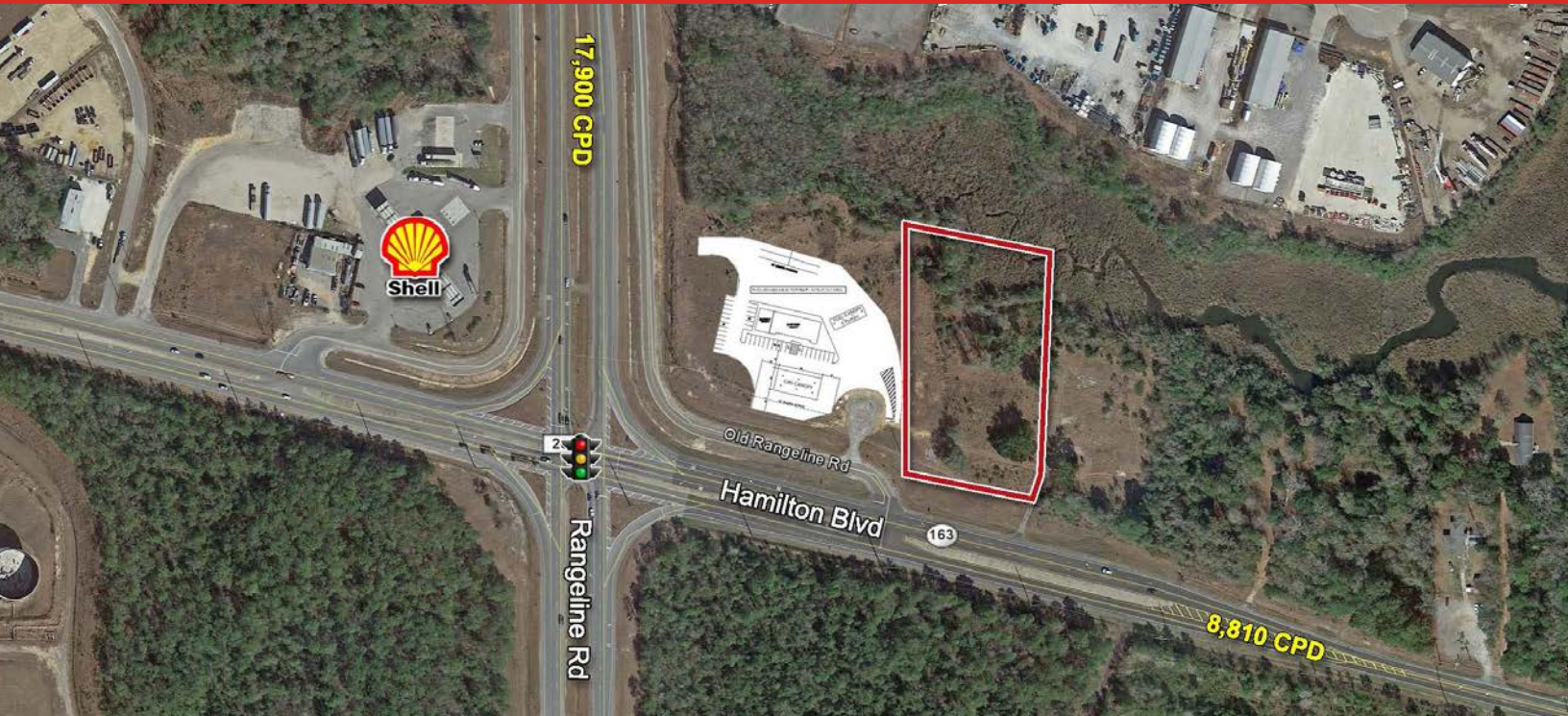


± 2.10 Acres Available



RANGELINE ROAD & HAMILTON BLVD | THEODORE, AL 36582

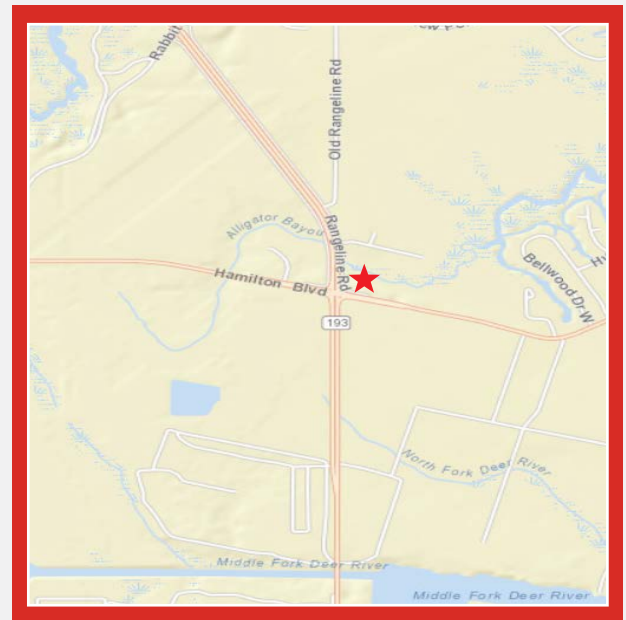
DEVELOPMENT OPPORTUNITY



TRADE AREA OVERVIEW

LOCATION

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Estimated Population	73	7,778	35,401
Estimated Total Households	29	3,067	13,747
Average Household Income	\$79,577	\$58,836	\$56,077
Median Age	46.5	41.8	39.3
Daytime Business Employees	1,698	8,649	19,282

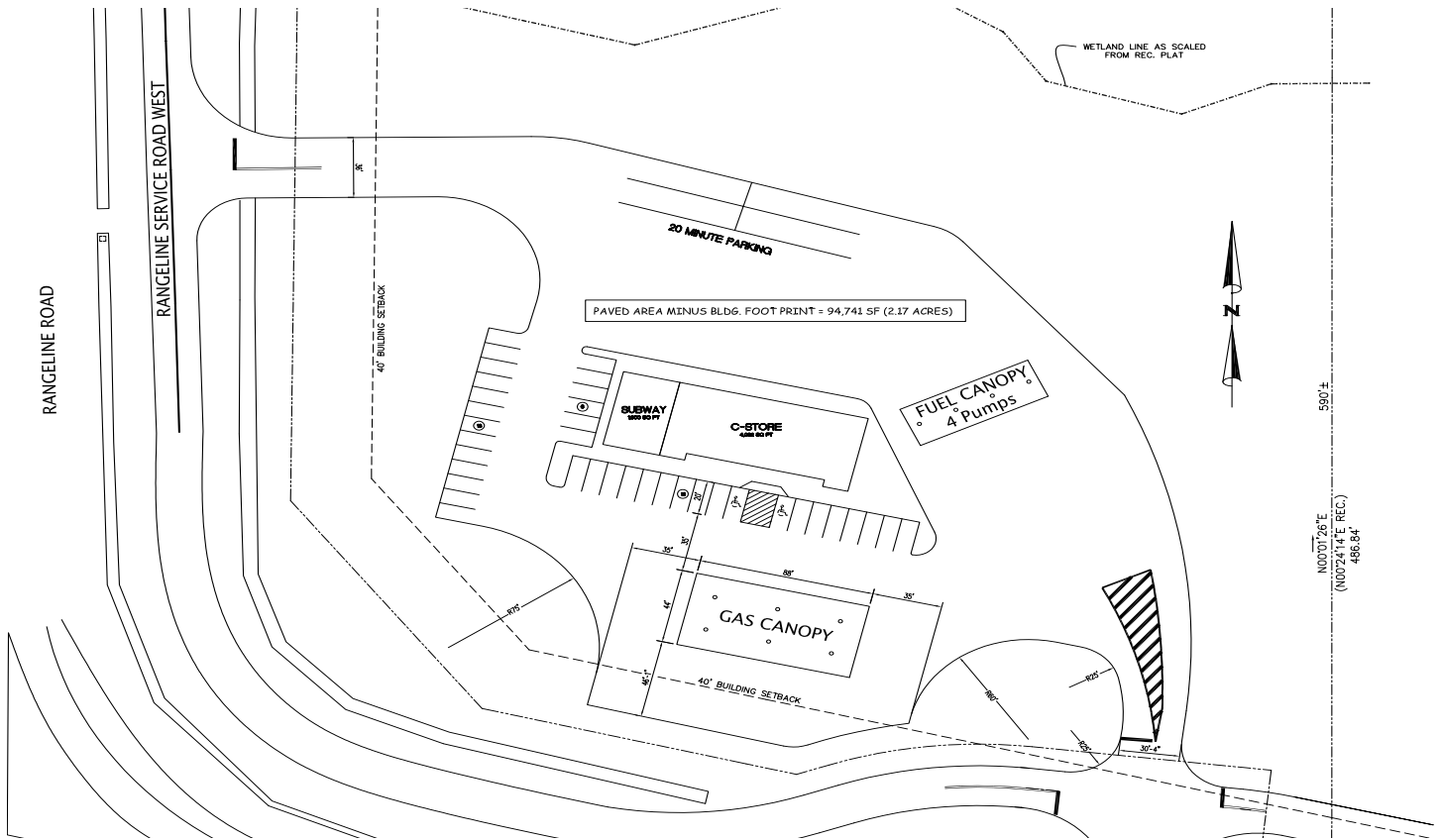


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Trust our **retail**Intelligence.

RANGELINE RD. & HAMILTON BLVD



PROPERTY OVERVIEW

New gas station development at busy intersection in Theodore, AL. Adjacent tract available for ground lease or purchase. Shared access off Hamilton Blvd.

Location Located at the NEQ of Rangeline Road and Hamilton Blvd.

Land Size ± 2.10 Acres

Price Available upon request

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17,900 CPD

8,810 CPD



Rangeline Rd

Hamilton Blvd

193

163



