

# FOR SALE OR LEASE

VACANT FORMER HWY 55  
3306 Cloverdale Road | Florence, AL 35633



**LEASE RATE:** \$146,000/YR NNN

**SALE PRICE:** \$2,000,000

**BUILDING SIZE:** 2,152 SF

**LOT SIZE:** 1.07 AC

## PROPERTY DETAILS

- 2,152 SF newly constructed (2023) stand-alone building with drive-thru situated on ±1.07 acres
- Prominent monument signage along Cloverdale Road with strong exposure (17,108 AADT)
- Former Hwy 55 location; move-in ready for QSR or drive-thru users
- Strategically positioned along a high-traffic retail corridor
- Surrounded by national retailers including Walmart, Taco Bell, McDonald's, Dollar General, Zaxby's, Culver's, Jack's, and more



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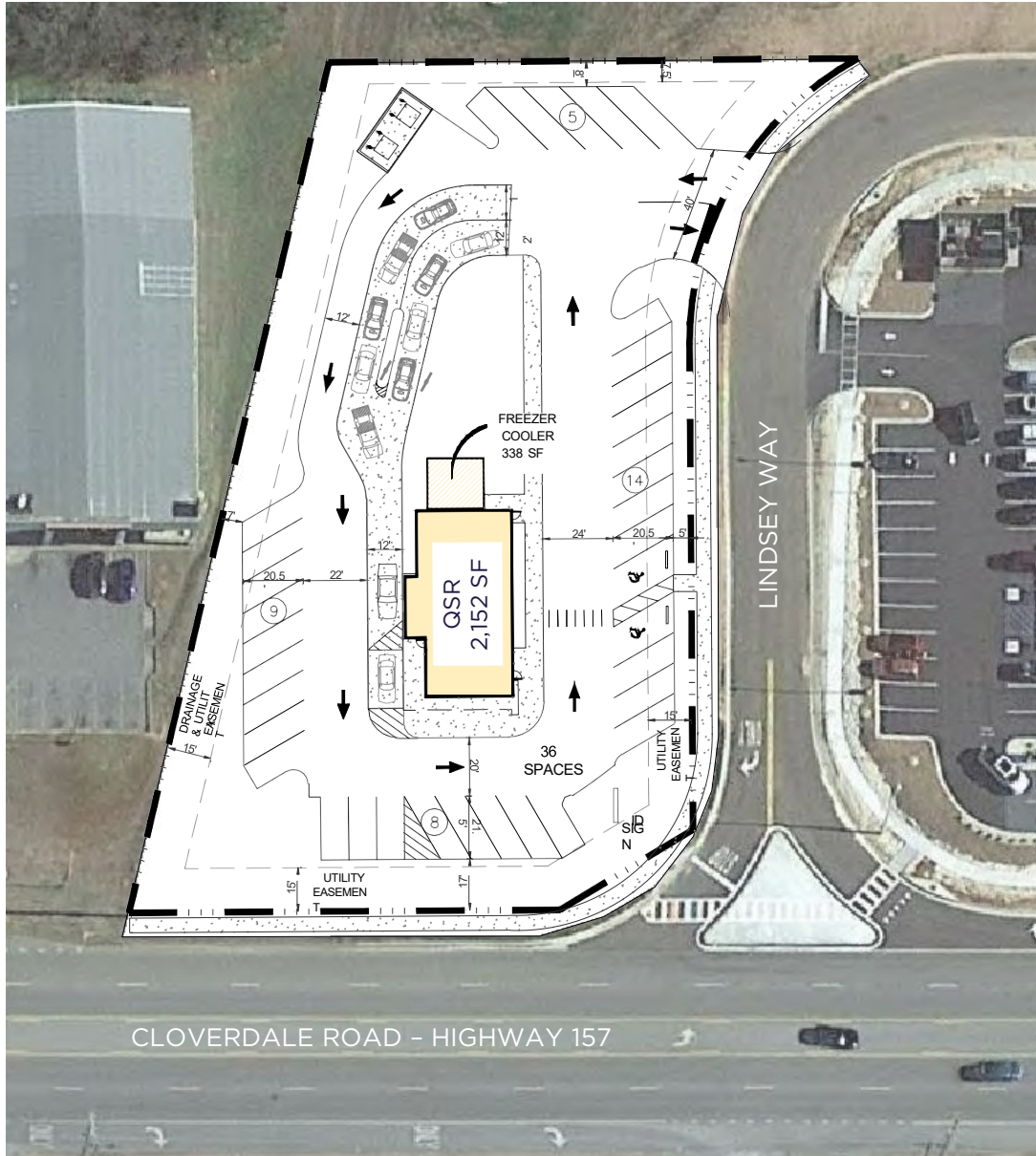
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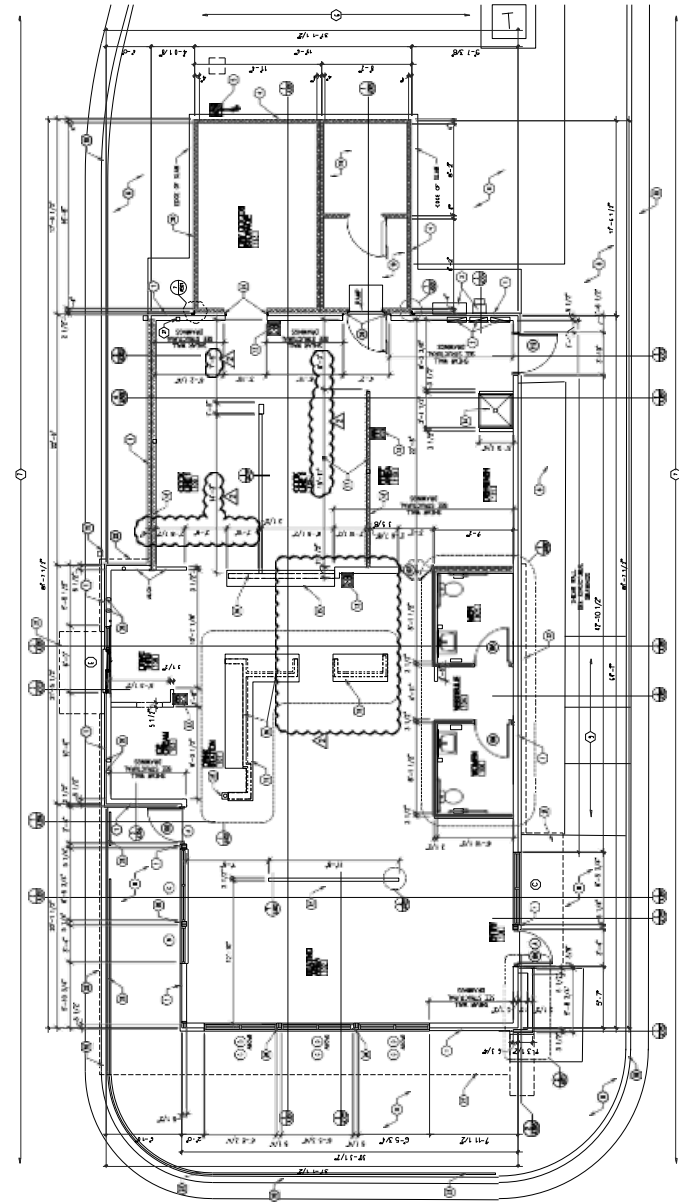
**CUSHMAN &  
WAKEFIELD**

**EGS**

# SITE PLAN

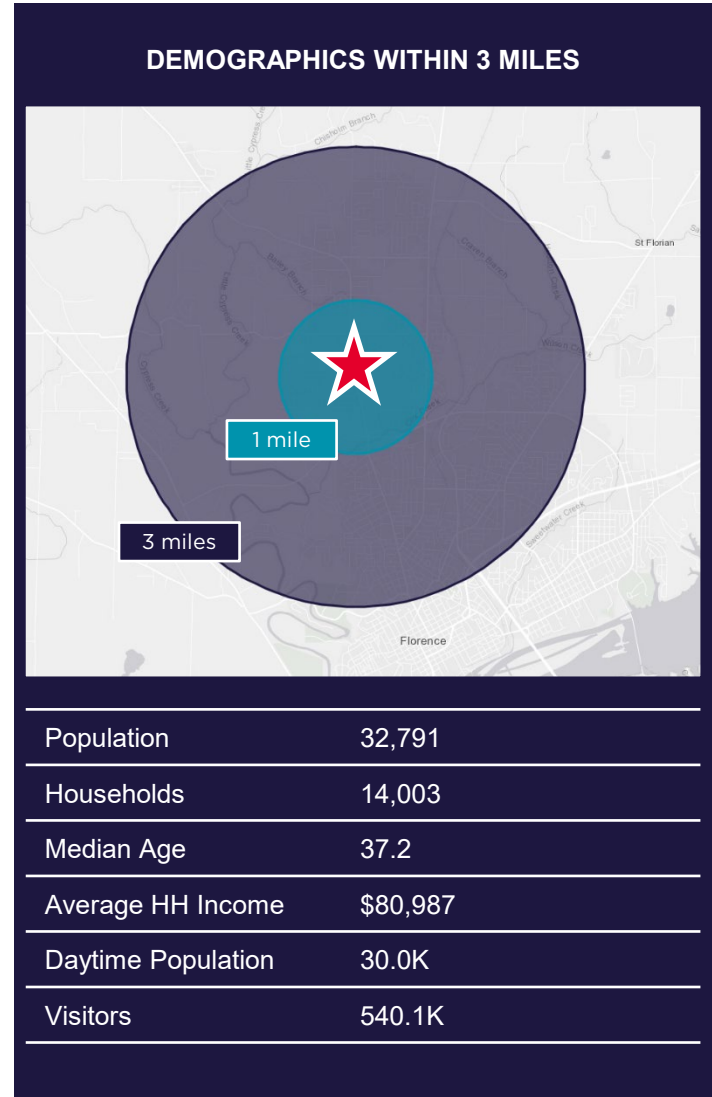
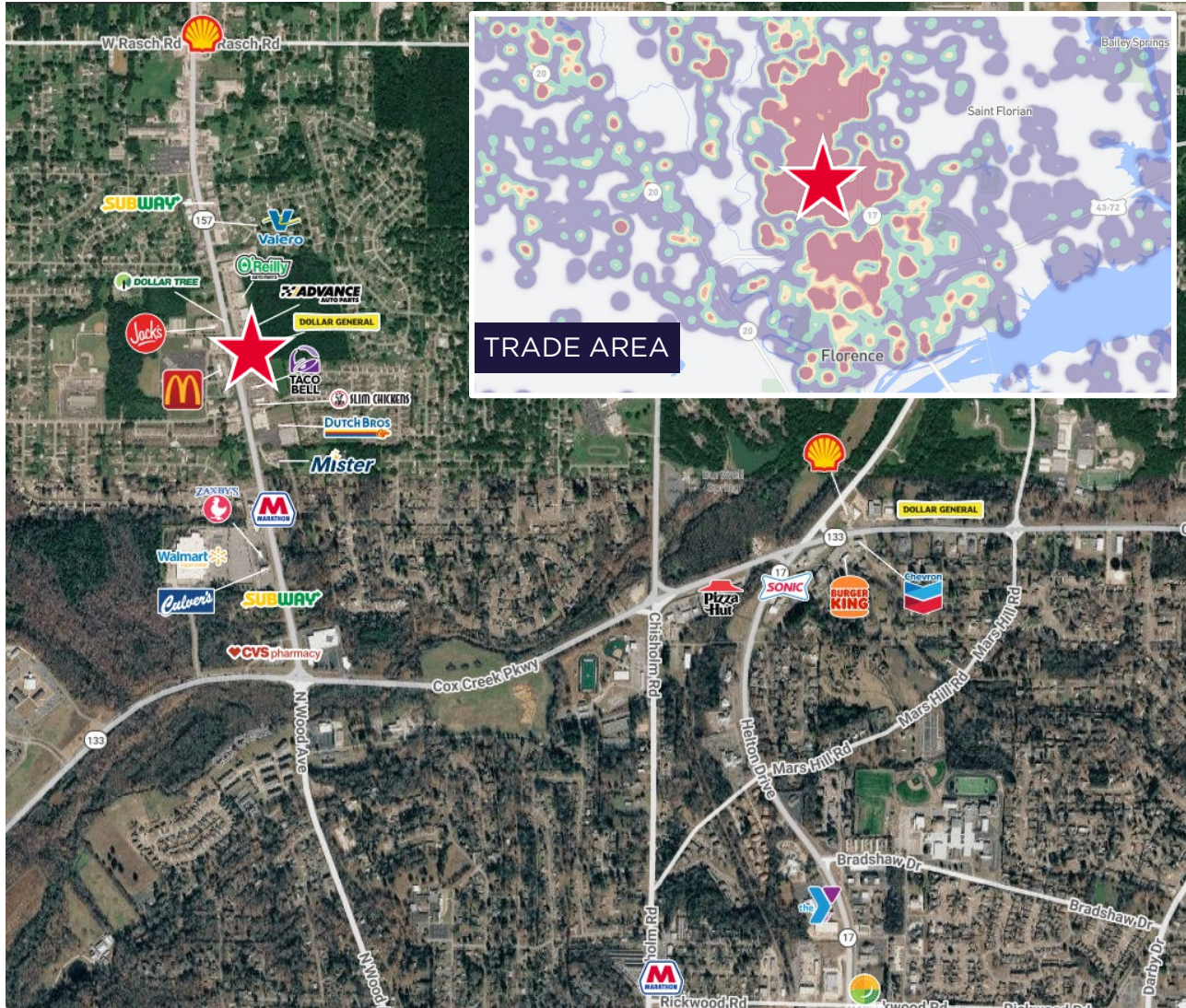


# BUILDING PLAN



3306 CLOVERDALE ROAD

# DEMOGRAPHICS



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