

# CANEBRAKE COMMONS

923 US Hwy 80 E Demopolis, AL 36732



## RETAIL PROPERTY FOR LEASE

Endcap and Inline Space Available - Can be Combined

### Property Highlights

- AVAILABLE: 4,140 SF endcap and 2,700 SF inline space; spaces can be combined for 6,840 SF
- Great visibility on HWY 80
- Located on the main retail corridor with high VPD
- Left hand turn on US-80 coming soon

| Demographics     | 3 Miles  | 5 Miles  | 10 Miles |
|------------------|----------|----------|----------|
| Total Households | 3,038    | 3,507    | 4,776    |
| Total Population | 7,419    | 8,560    | 11,650   |
| Median HH Income | \$33,373 | \$34,828 | \$35,087 |

### Traffic Counts

17,650 VPD

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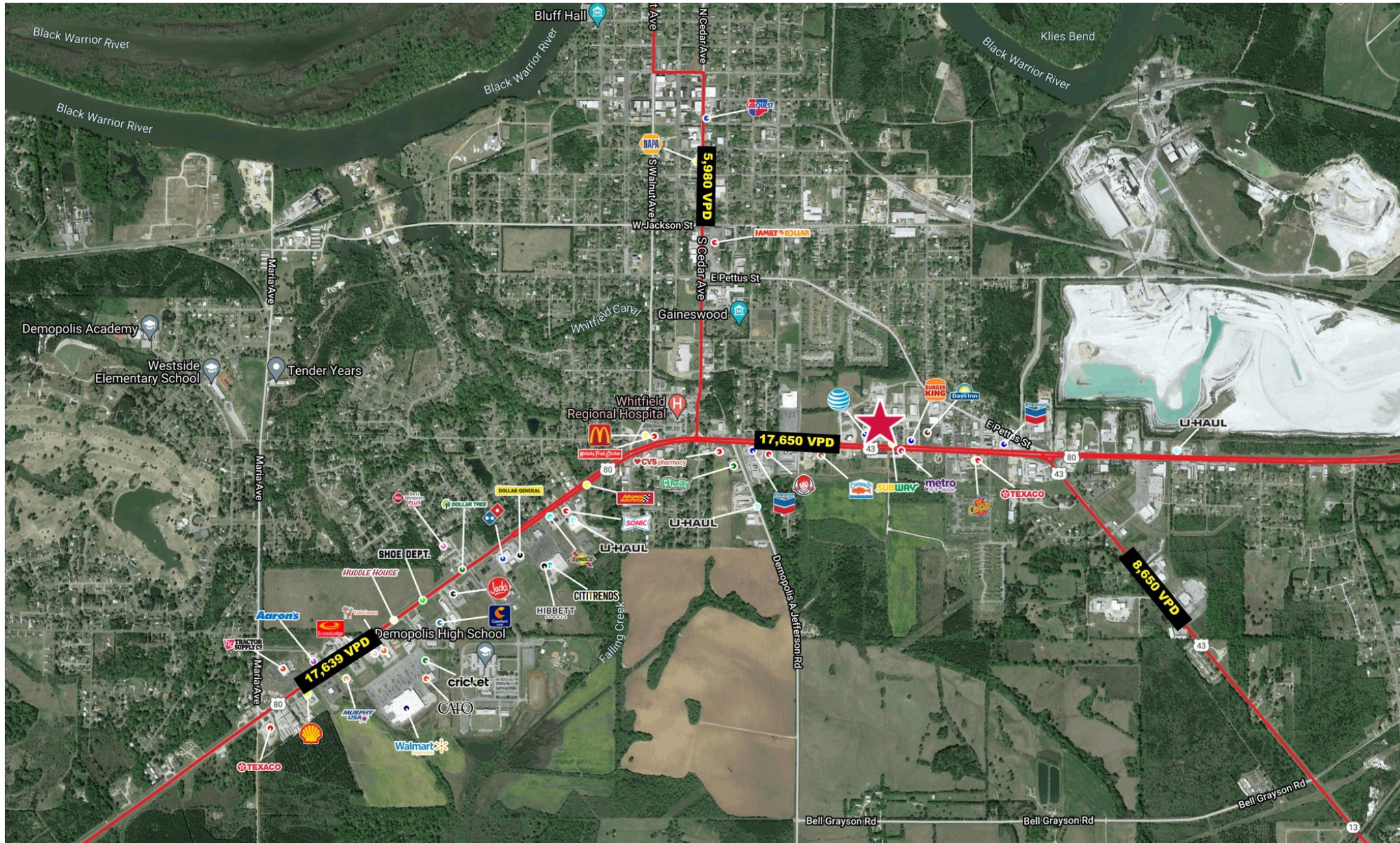
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MARKET AERIAL | FOR LEASE



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SITE | FOR LEASE



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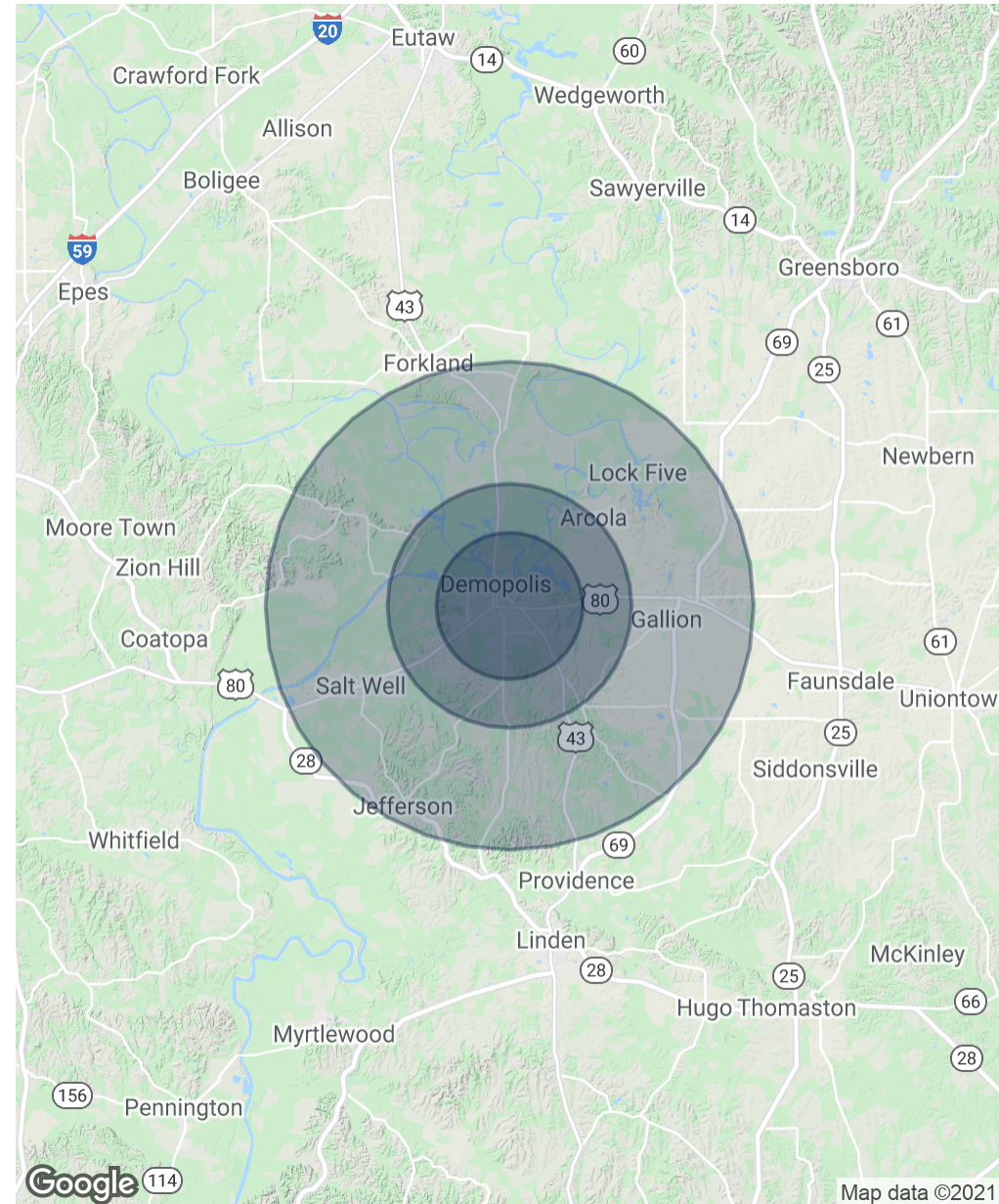
DEMOGRAPHICS MAP & REPORT | **FOR LEASE**

| Population         | 3 Miles | 5 Miles | 10 Miles |
|--------------------|---------|---------|----------|
| Total Population   | 7,419   | 8,560   | 11,650   |
| Average age        | 39.3    | 39.5    | 40.4     |
| Daytime Population | 10,631  | 11,358  | 14,058   |

| Households & Income | 3 Miles  | 5 Miles  | 10 Miles |
|---------------------|----------|----------|----------|
| Total households    | 3,038    | 3,507    | 4,776    |
| # of persons per HH | 2.4      | 2.4      | 2.4      |
| Average HH income   | \$46,246 | \$44,967 | \$44,565 |
| Median HH Income    | \$33,373 | \$34,828 | \$35,087 |

*\* Demographic data derived from SiteWise Pro*



Map data ©2021

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