

FOR SALE

+/- 4.6 Acres - Leeds AL
Sharp Drive, Leeds, AL 35094



RED ROCK



Land | 4.6 Acres

Sale Price: Call to Discuss

TRISH RUSHING, CCIM
VP Commercial Brokerage
813.309.2875
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PROPERTY OVERVIEW

+/- 4.6 acres for commercial development in Leeds, AL. Located just off Hwy 411 which boost north of 20,000VPD and I20 with 77,000VPD. Property pylon signage would have visibility to major traffic routes. Land is raw and has access to both Sharp Dr and Cedar Grove Rd. Utilities are at property line or easily accessible. Zoned B2 City of Leeds, would make excellent self storage, office park, day care, car repair and more. *Deed Restricted for Hotel Use*

PROPERTY HIGHLIGHTS

- B2 Land for Development
- High Traffic Corridor
- Utilities Available
- Level Topo

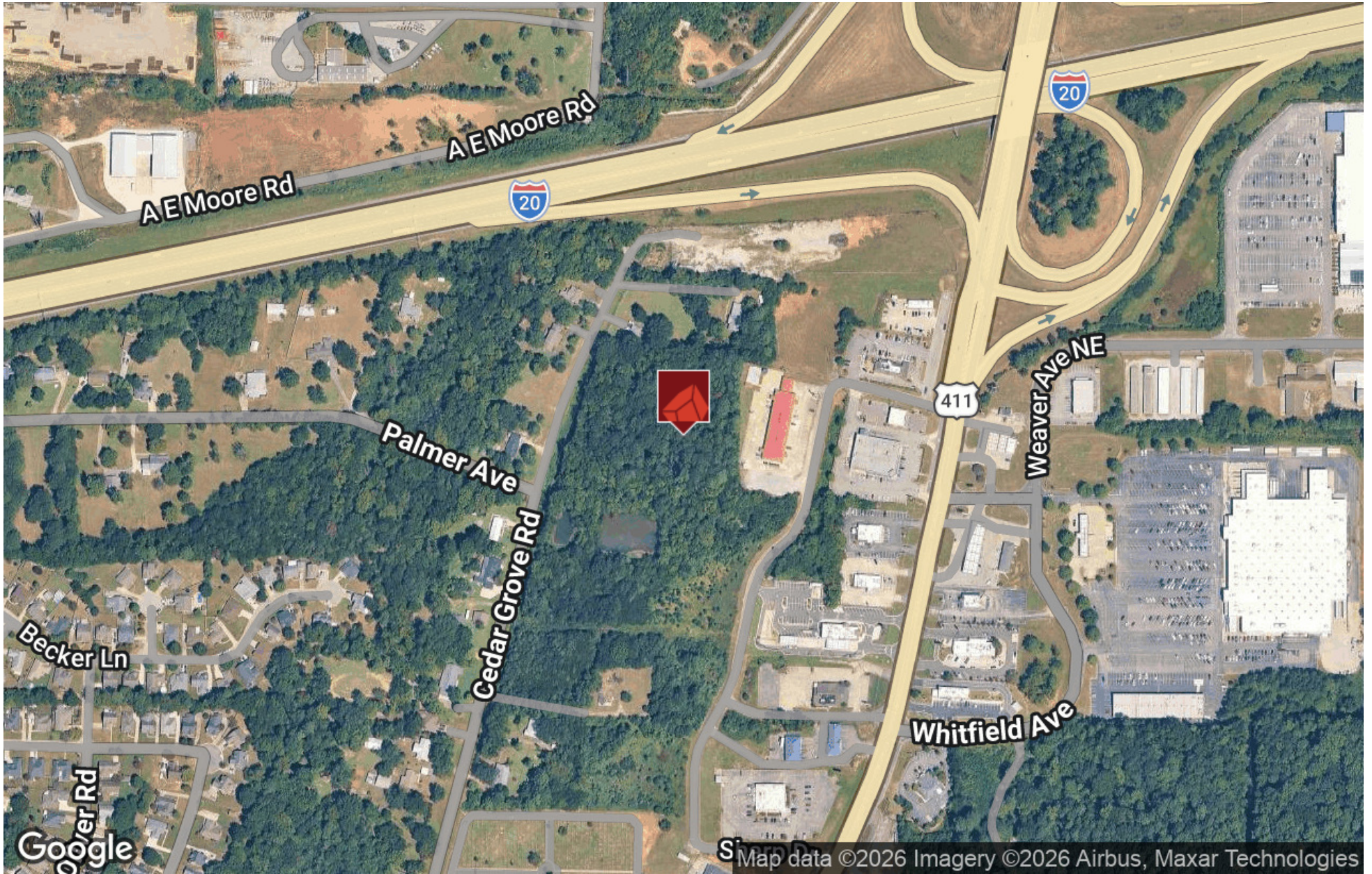
OFFERING SUMMARY

Sale Price:	Call to Discuss
Lot Size:	4.6 Acres
Zoning:	B2
Market:	Leeds

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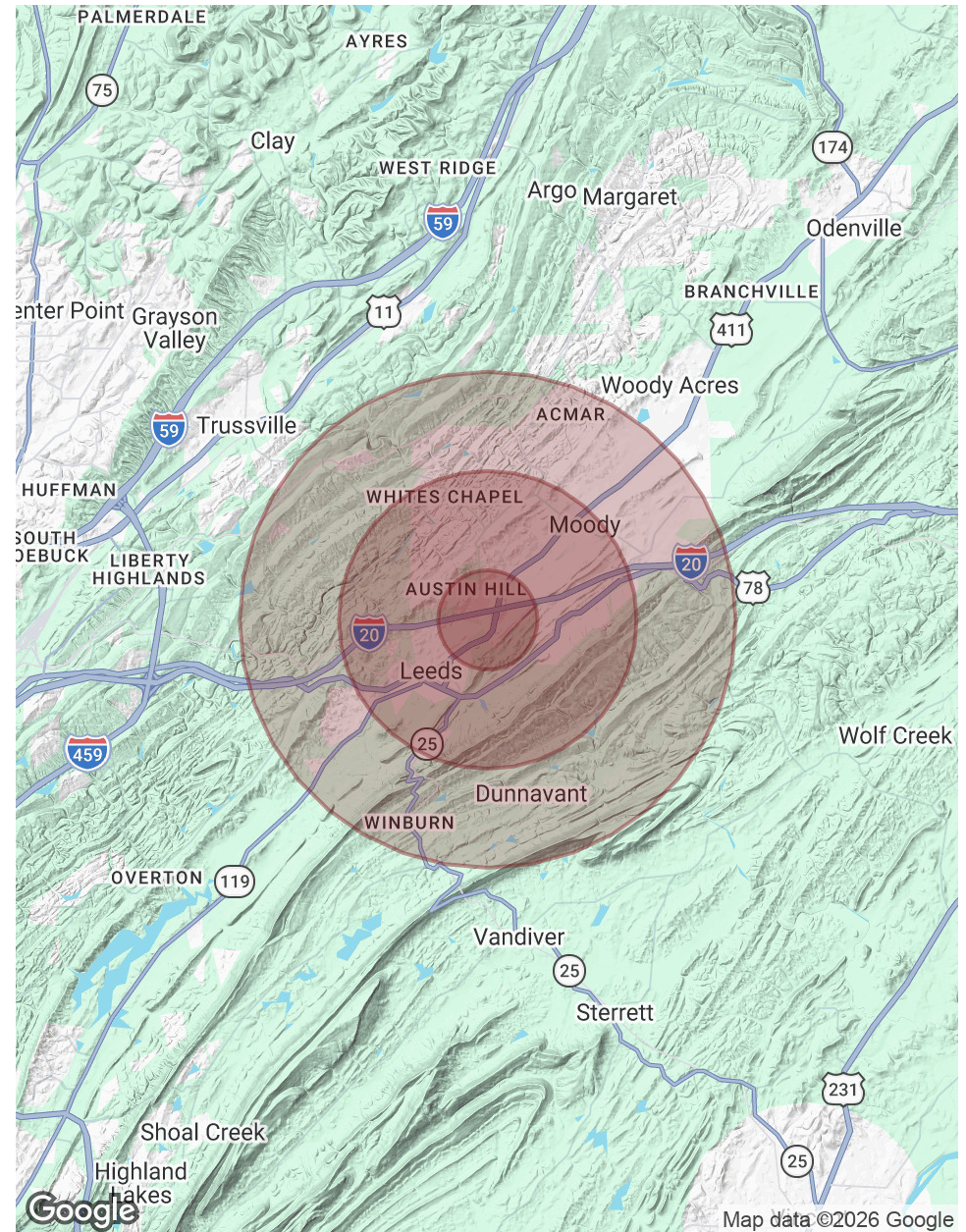
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,466	13,875	29,827
Average Age	46.7	42.5	41.7
Average Age (Male)	46.7	41.5	40.0
Average Age (Female)	46.1	41.7	41.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,105	5,811	11,377
# of Persons per HH	2.2	2.4	2.6
Average HH Income	\$89,113	\$84,253	\$95,329
Average House Value	\$207,641	\$202,047	\$242,540

2023 American Community Survey (ACS)



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