



REDEVELOPMENT FOR SALE OR GROUND LEASE

2209 US Highway 280, Alexander City, AL 35010

Redevelopment opportunity in prime Alexander City Location



ASKING RATE:
Call for Pricing



SIZE:
Total Land
0.87 acres

Existing structure
1,600 SF



LOCATION:
Conveniently located
along high traffic retail
corridor



TRAFFIC:
17,250 AADT on Hwy 280



HARBERT
RETAIL

CASEY HOWARD
choward@harbertrealty.com | 205.202.0814

LACEY SCOTT
lscott@harbertrealty.com | 205.731.3822

For More Information: Harbert-Retail.com
2 North 20th Street, #1700, Birmingham, AL 35203

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ALEXANDER CITY, AL

Located in east central Alabama, 50 miles northeast of Montgomery from US Highway 231 or Highway 63 and 70 miles southeast of Birmingham on Highway 280. Columbus, Georgia is 135 miles to the northwest on Highway 280 and Atlanta is 135 miles northeast on Interstate 85.

Montgomery, Alabama	51 mile
Birmingham, Alabama	72 miles
Atlanta, Georgia	123 miles

POPULATION	1 MILE	3 MILES	5 MILES
2022 Estimated Population	1,976	9,452	16,129

DAYTIME BUSINESS POPULATION	1 MILE	3 MILES	5 MILES
2022 Estimated Employees	664	6,474	7,463

INCOME	1 MILE	3 MILES	5 MILES
2022 Estimated Average Household Income	\$47,522	\$50,217	\$54,754



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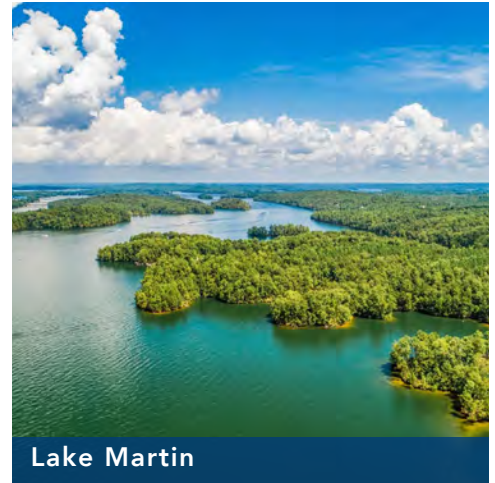
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Redevelopment opportunity in prime Alexander City Location

- Alexander City is located on the shores of beautiful Lake Martin, a 44,000-acre freshwater lake with 750 miles of shoreline, luxury homes, condominiums, cabins, restaurants and marinas.
- Russell Lands is the largest recreational developer in Alabama and has developed a premier lake community in the area. They have also announced the construction of a new golf course that will be the defining centerpiece for Lake Martin's luxury newest luxury residential development, The Heritage. The new golf course has an estimated completion of early 2023.
- Russell Medical Center located in Alexander City, was voted a Top 100 Hospitals in the United States by the Thompson Reuters Report. Russell Medical Center houses a cancer center, a rehabilitation wing, a professional office building and 81 private room beds.
- Central Alabama Community College (CACC) is located in Alexander City and has over 2,500 students enrolled.
- Alexander City is home to Wind Creek State Park which covers 1,445 acres and hosts over 252,000 visitors each year.
- An average of 25,000 vehicles pass through the site crossroads which links Birmingham, Alabama to Lake Martin and Auburn University.
- Alexander City is located in Tallapoosa County and is the closest major city to Lake Martin which has over 9,000 households.
- Lake Martin real estate is valued at over \$4.7 billion dollars and is projected to see over 4,000 new homes built over the course of the next 20 years, averaging over 200 homes per year.
- The new Benjamin Russell High School is being built with a projected completion date of August 2023. The 219,000 square-foot facility will accommodate about 1,500 students.



Lake Martin



Russell Medical Center



Central AL Community College



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