



VACANT HWY 55 FOR LEASE

1373 Huntsville Hwy (US 431), Fayetteville, TN 37334

Google

Stand-alone Former Hwy 55 with Drive-Thru in High Traffic Location



LEASE RATE:

Negotiable



SIZE:

2949 SF Newly Constructed in 2021
Stand-Alone with Drive-Thru
0.86 Acres



SIGNAGE:

- Large monument sign fronting US 431
- Traffic Count: 29,400+ AADT



IDEALLY LOCATED:

- Ideally located on high-traffic hwy with connecting road to lighted intersection
- Near Walmart, Tractor Supply, Dollar general market, McDonald's, Krystal, Taco Bell, KFC and more!



HARBERT
RETAIL

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LACEY SCOTT

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

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.



For More Information: pointecre.com

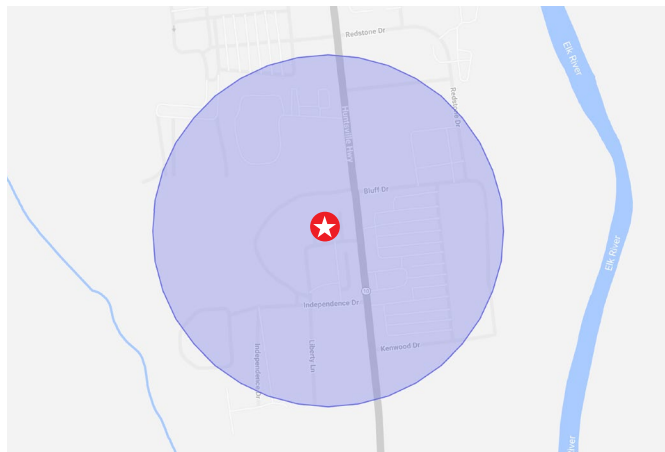
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LOCATED IN ACTIVE RETAIL CORRIDOR



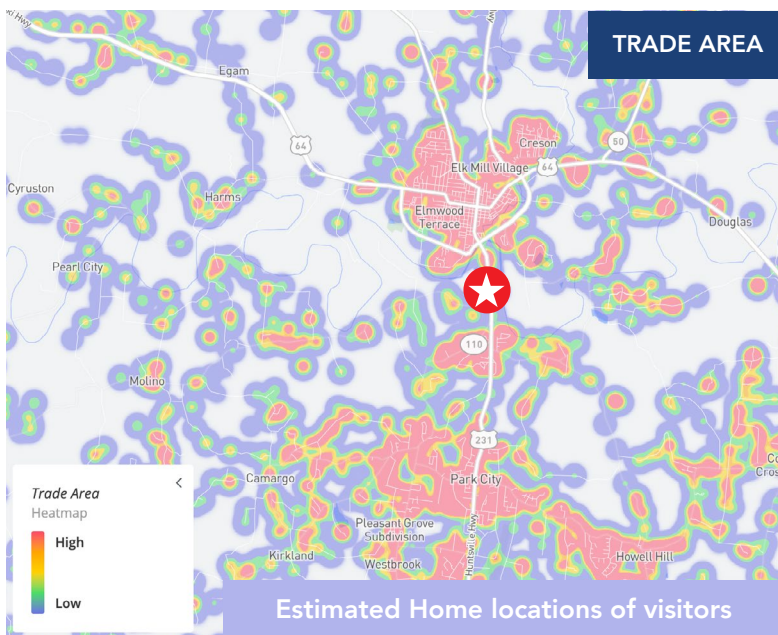
12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	1.5M
Visitors	137K
Visit Frequency	10.6x
Avg Dwell Time	34 minutes

1.5M
VISITS

\$73K+
AVG HH INCOME
WITHIN 1 MILE

137K
VISITORS



TRADE AREA

1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Population	677	8,063	13,250

EMPLOYEES	1 MILE	3 MILES	5 MILES
2024 Estimated Employees	2,758	5,782	6,932

INCOME	1 MILE	3 MILES	5 MILES
2024 Estimated Average Household Income	\$73,819	\$67,549	\$77,537



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