



VACANT HWY 55 FOR LEASE

1503 Glenn Blvd SW, Fort Payne (Outside Huntsville), AL 35968

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



LEASE RATE:
Call For Pricing

SIZE:
2,949 SF Newly Constructed in 2022
Stand-Alone with Drive-Thru
0.99 Acres

SIGNAGE:

- Large monument sign at lighted intersection
- Traffic Count: 32,000 VPD at light

IDEALLY LOCATED:

- Ideally located along active retail corridor
- Near Lowe's, Popeyes, Walgreens, Burger King, Chick-fil-A and more!



CASEY HOWARD
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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.

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LOCATED IN ACTIVE FLORENCE RETAIL CORRIDOR



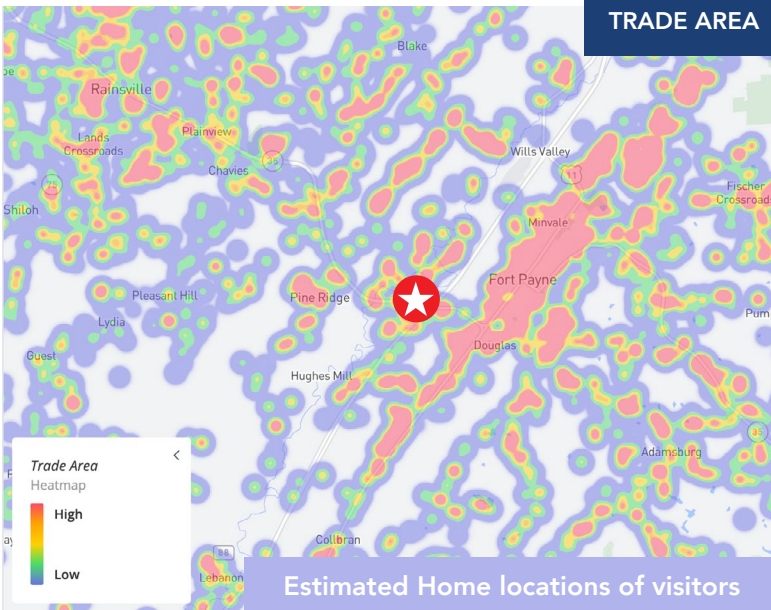
12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	2.9M
Visitors	495.2K
Visit Frequency	5.82x
Avg Dwell Time	49 minutes

2.9M
VISITS

\$62K+
AVG HH INCOME
WITHIN 1 MILE

495.2K
VISITORS



1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	876	8,499	14,450

EMPLOYEES	1 MILE	3 MILES	5 MILES
2025 Estimated Employees	1,470	4,652	5,669

INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$57,849	\$62,853	\$70,468



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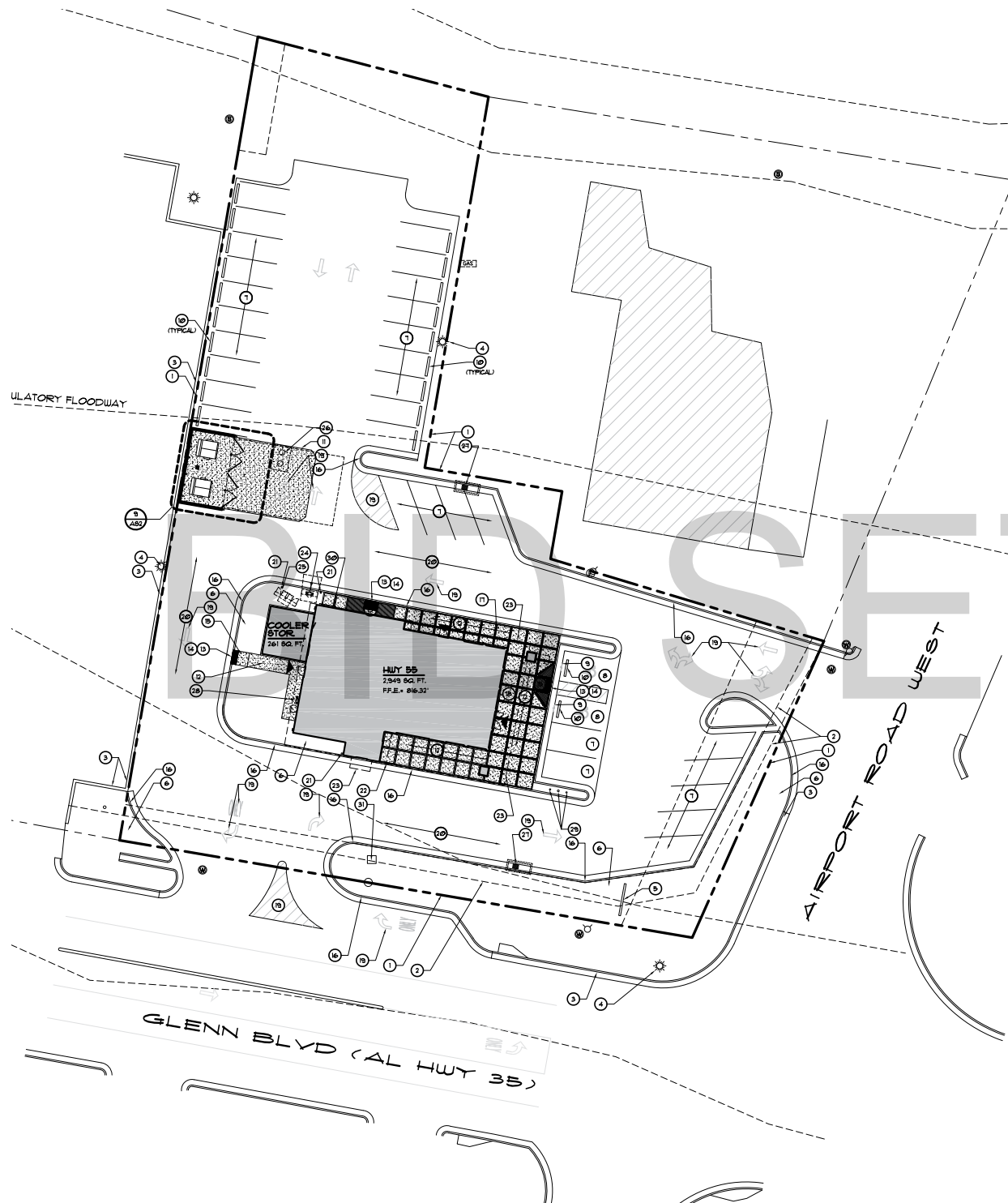
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SITE PLAN



HARBERT
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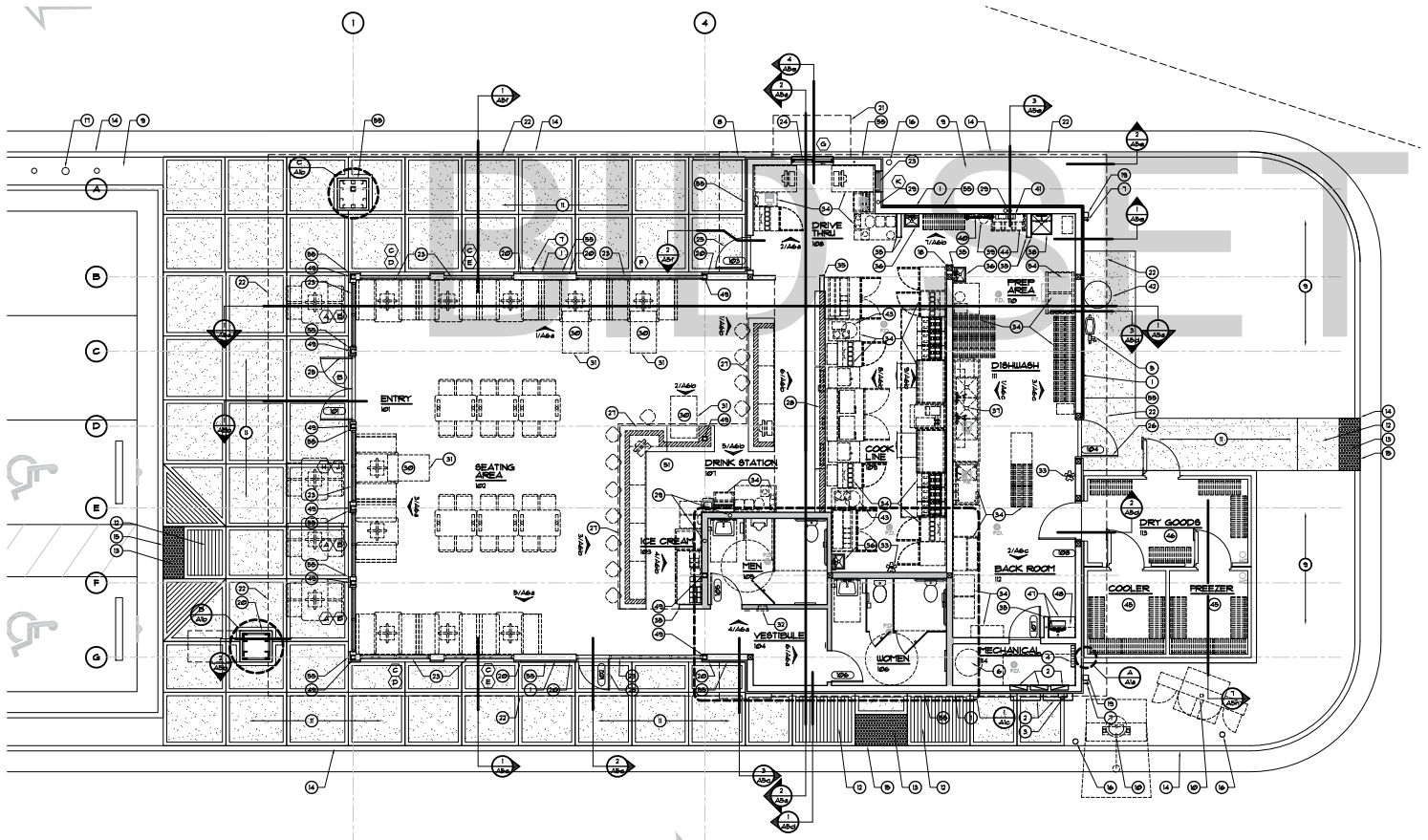
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BUILDING PLAN



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