



# VACANT HWY 55 FOR SALE OR LEASE

3306 Cloverdale Rd, Florence, AL 35633

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



## LEASE RATE:

\$150,000/yr NNN

## SALE PRICE:

\$2,300,000



## SIZE:

2,152 SF Newly Constructed in 2023  
Stand-Alone with Drive-Thru  
1.07 Acres



## SIGNAGE:

- Large monument sign fronting Cloverdale Road
- Traffic Count: 17,108 AADT



## IDEALLY LOCATED:

- Ideally located along active retail corridor
- Near Walmart, Taco Bell, McDonald's, Dollar General, Zaxby's, Culvers, Jack's and more!



**HARBERT**  
RETAIL

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.

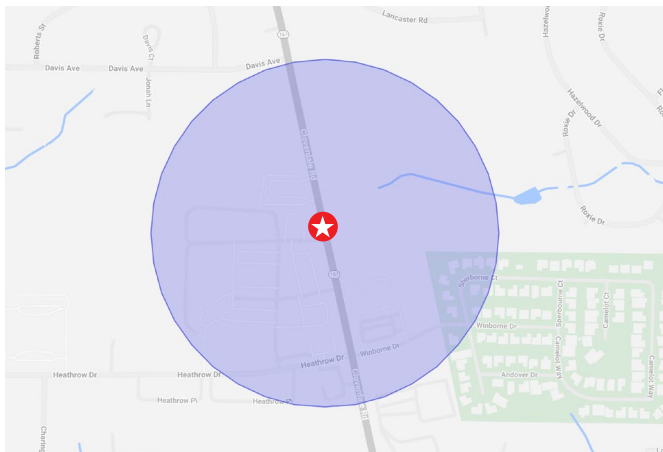


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## LOCATED IN ACTIVE FLORENCE RETAIL CORRIDOR



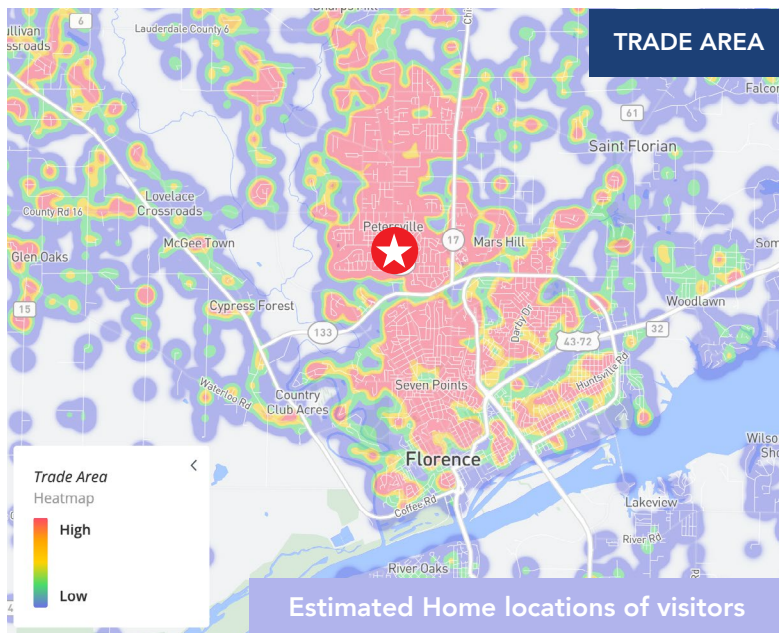
### 12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	977.6K
Visitors	114.5K
Visit Frequency	8.54x
Avg Dwell Time	36 minutes

**977.6K**  
VISITS

**\$87.3K+**  
AVG HH INCOME  
WITHIN 1 MILE

**114.5K**  
VISITORS



### TRADE AREA

### 1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	5,024	32,865	50,081

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Estimated Households	2,236	14,124	21,274

INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$87,343	\$75,268	\$73,720



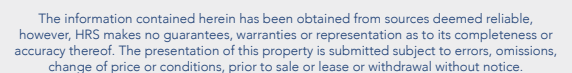
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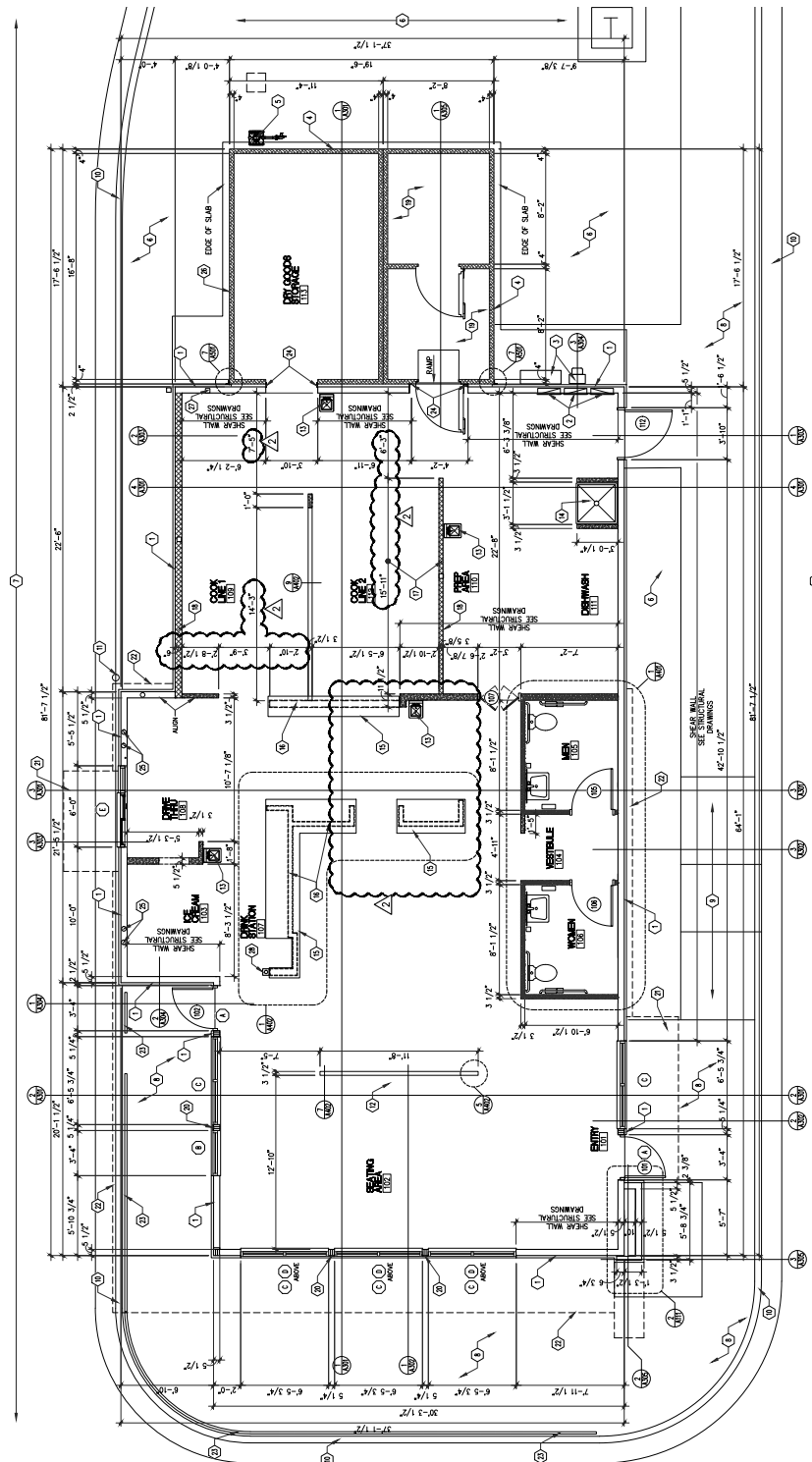




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## BUILDING PLANS



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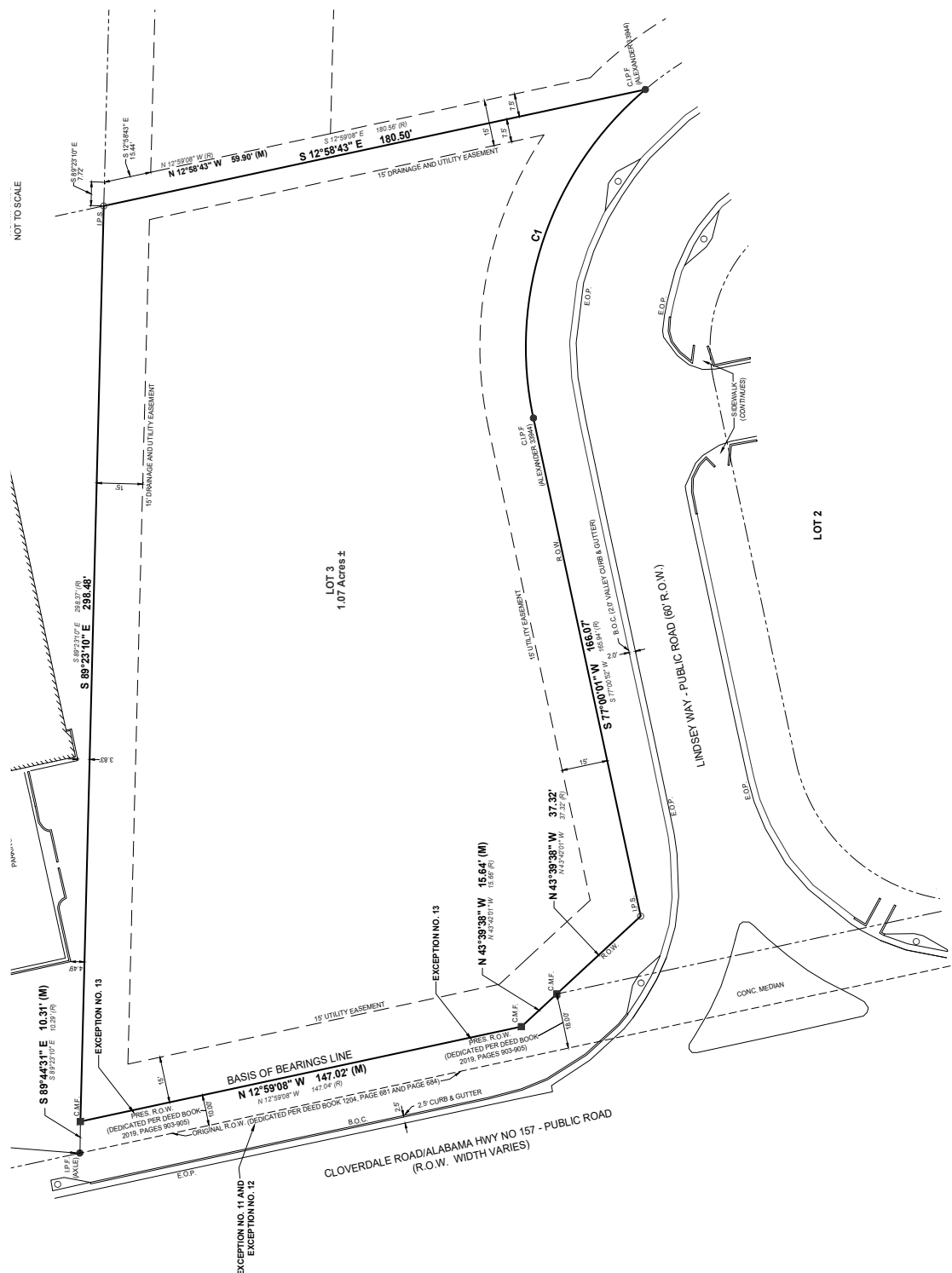
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## SITE SURVEY



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