RETAIL PROPERTY FOR LEASE

RETAIL / MEDICAL OFFICE

41200 US 280, Sylacauga, AL 35150

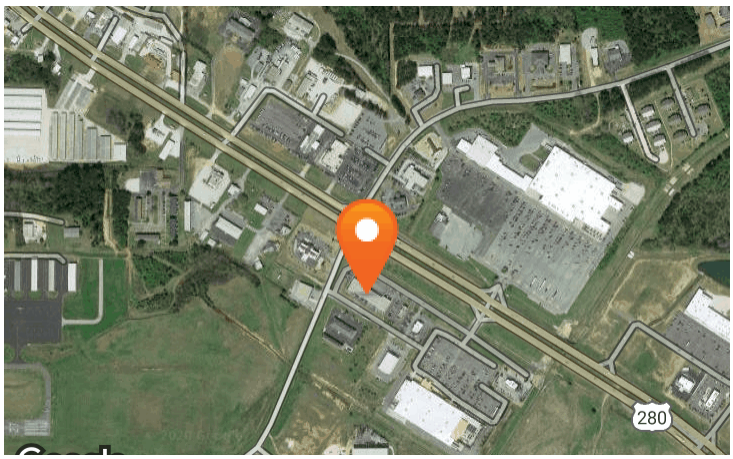
EXECUTIVE SUMMARY

LOCATION OVERVIEW

Sylacauga is a city in Talladega County, Alabama. The current population is approximately 12,540. Nicknames for Sylacauga include "The Marble City" and "Alabama's Best-Kept Secret". Sylacauga is known for its fine white marble bedrock. This was discovered shortly after settlers moved into the area and has been quarried ever since. The marble industry was the first recorded industry in the Sylacauga area.

PROPERTY HIGHLIGHTS

- Available: 3,000 SF
- Co-Tenancy with Game Stop, Bestway, Advance America, Enterprise Rent A Car, First Franklin Financial and Acceptance Insurance
- Visible from heavily traveled Highway 280 with 23,290 VPD



DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Population	19,875	24,544	34,565
Daytime Population	8,892	9,760	12,433
Households	8,178	10,046	14,073
Average HH Income	49,726	49,979	50,157

EXCLUSIVE AGENT(S)

DAVID ASHFORD, CCIM • david.ashford@tscg.com • 205.870.5655

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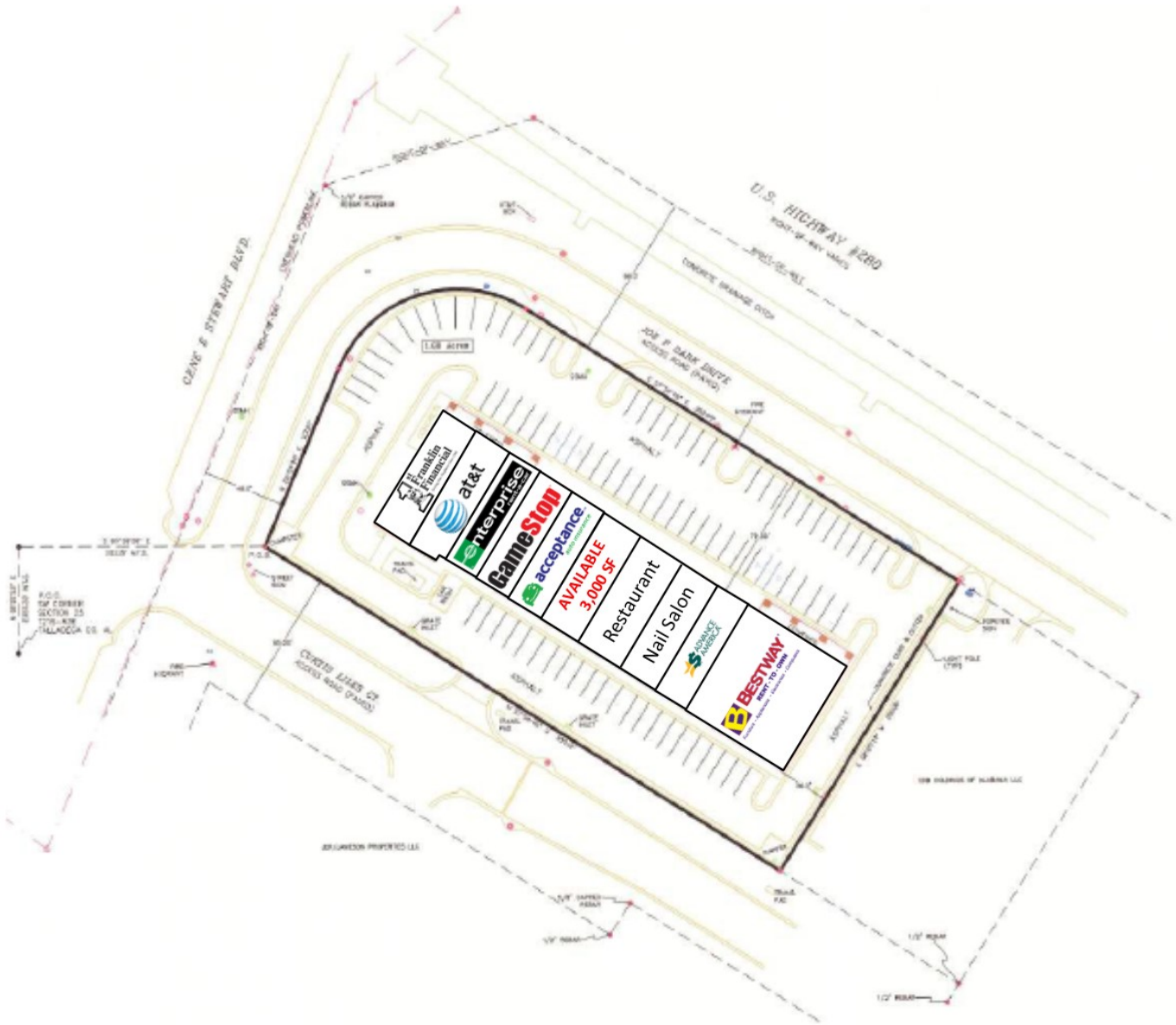
SITE PLAN



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