



retail SPECIALISTS




FOR LEASE

# EXCELLENT LOCATION ON HWY 431

STAND ALONE BUILDING WITH FREESTANDING PYLON SIGN  
11743 US HIGHWAY 431, GUNTERSVILLE, AL 35976



- 2,400 SF building on 0.36 acres available
- Site is directly in front of Walmart with great access and visibility
- New Starbucks and Aspen Dental located across the street
- Left hand turn on HWY 431 directly into the site
- 15 parking spaces available
- Call for pricing and more information

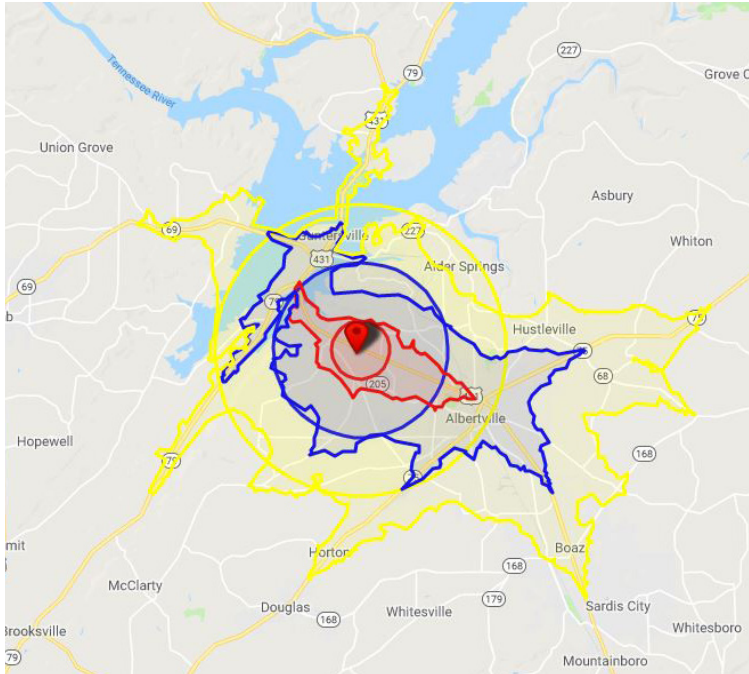
 POPULATION	 AVG HH INCOME	 TRAFFIC
28,174	\$ 56,405	28,490 VPD

\*5 MILE RADIUS | SiteWise Pro





# DEMOGRAPHIC SNAPSHOT



	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	5 MIN DRIVETIME	10 MIN DRIVETIME	15 MIN DRIVETIME
POPULATION	1,036	8,501	28,174	4,861	27,081	47,307
GROWTH (2010 - 2019)	8.25%	0.77%	0.11%	3.85%	1.38%	1.30%
GROWTH (PROJECTED 2019-2024)	3.33%	3.20%	3.28%	3.20%	3.28%	3.23%
AVERAGE HH INCOME	\$59,738	\$61,440	\$56,405	\$55,180	\$54,617	\$57,665
MEDIAN NN INCOME	\$36,261	\$40,967	\$39,603	\$34,853	\$37,650	\$39,040



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