



retail SPECIALISTS

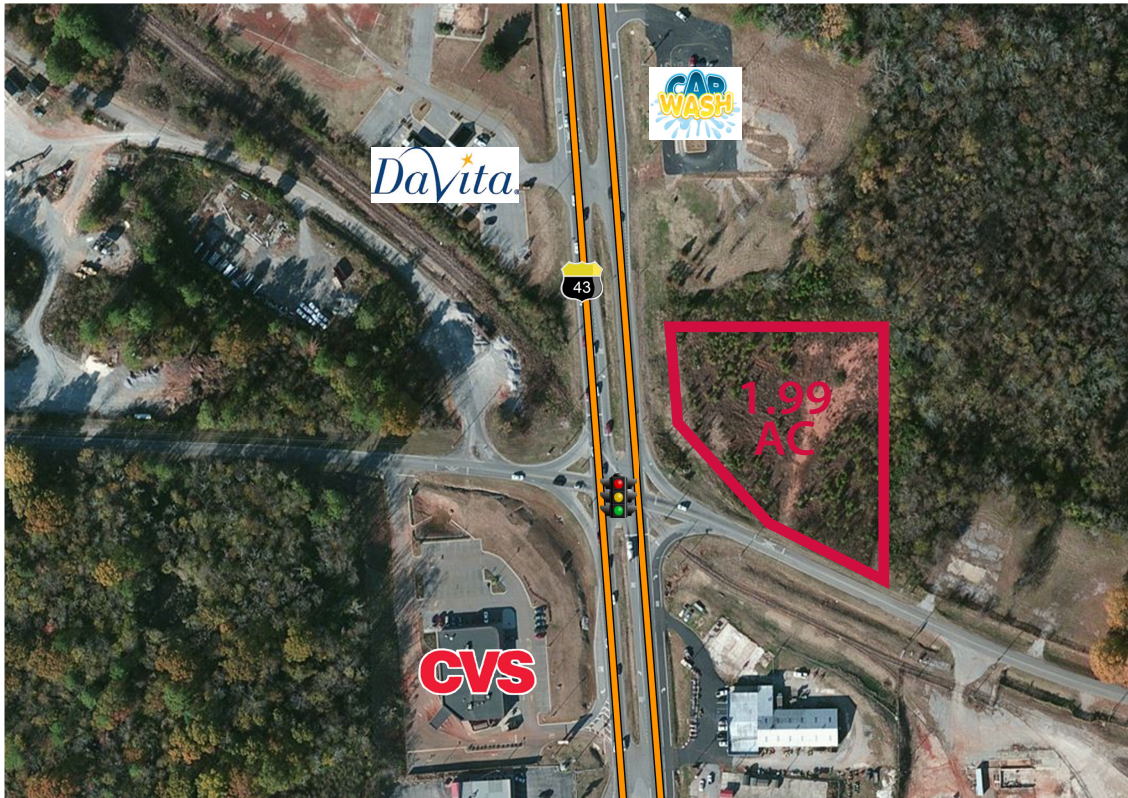
FOR LEASE

1.99 ACRES - HWY 43

14695 US-43, RUSSELLVILLE, ALABAMA 35653



SCOTT PLUMMER | 205.490.2829 | SCOTT.PLUMMER@RETAILSPECIALISTS.COM
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- **PARCEL** 1.99 ACRES AT THE NE CORNER OF HWY 43 & COURTLAND RD
- **GROUND LEASE AVAILABLE** \$47,250/YEAR IMMEDIATELY
- **TRAFFIC** 17,680 VPD (US HWY 43)
- **DEMOGRAPHICS**

| | | |
|---------|--------|----------|
| 3 MILES | 8,835 | \$35,402 |
| 5 MILES | 13,360 | \$38,554 |
| 7 MILES | 17,055 | \$39,297 |

- Outstanding opportunity on U.S. Hwy 43, Russellville's main retail corridor, with visibility to over 17,600 vehicles per day
- Nearby retailers include Walmart Supercenter, CVS, Goody's, Burkes Outlet, Dollar Tree and more
- Located just 0.4 miles from Russellville Hospital

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