

1211 7TH STREET SOUTH

CLANTON, AL 35045

## Executive Summary



### OFFERING SUMMARY

Available SF: 3,560 SF

Lease Rate: \$19.00 SF/yr (NNN)

Lot Size: 0.82 Acres

Year Built: 1998

Building Size: 3,572

Zoning: B2: General Commercial District

Price / SF: \$153.70

### PROPERTY HIGHLIGHTS

- Great Restaurant Location on the main business strip (Hwy 31) in Clanton, AL
- Restaurant with Drive-Thru, onsite parking, & pylon sign
- Idea customer base with over 13,000 residents in a 5-mile Radius and average household incomes of \$65,000
- Excellent visibility on Hwy 31 Traffic Count 15,927± AADT
- Chilton County High School, Middle School, Elementary School, and the Clanton Country Club & Golf Course are across the street
- National Retailers near the site: Walmart, Dollar Tree, AT&T, Tractor Supply Co. & numerous restaurants
- 2.4± miles to I-65 Traffic Count of 40,908± AADT

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	432	5583	10555
Total Population	1101	143118	27663
Average HH Income	\$59,466	\$56,367	\$58,254

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MOORE COMPANY REALTY

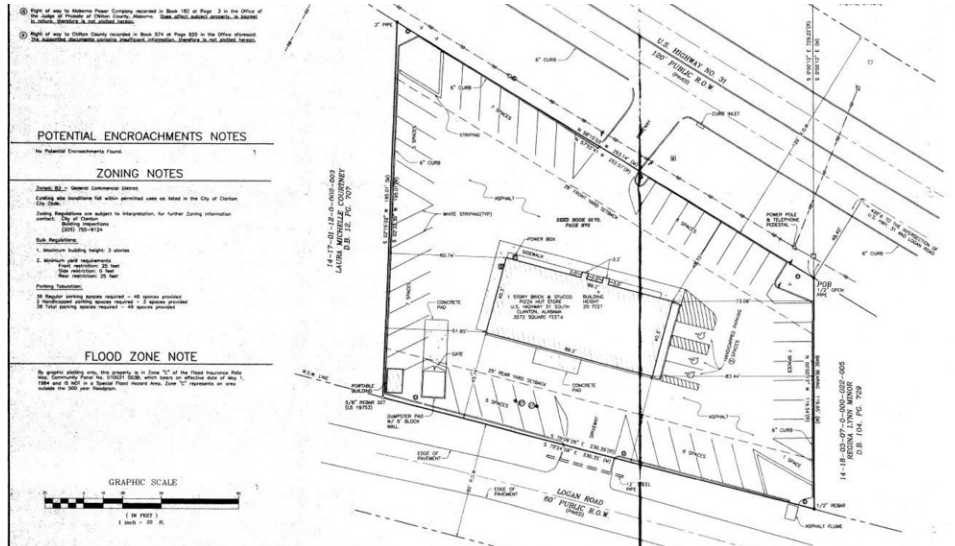
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## Location Summary



### LOCATION SUMMARY

Clanton, a growing city with a rich history, is the seat of Chilton County Alabama, the state's largest producer of peaches. With a multitude of farms, parks, markets, and vineyards in the local area, it's easy to see why Clanton, Alabama is a popular stop-off point for tourists to the state. Located in the center of Alabama on Interstate 65, halfway between the cities of Birmingham and Montgomery, Clanton is a location ripe for business and industrial development. It is Clanton's proximity to the new automobile plants in the state that has made our city the site of two automotive parts manufacturers since 1999. The city is located in the central part of the state along Interstate 65, which runs north to south to the east of the city, with access from exits 205, 208, and 212. Via I-65, Birmingham is 53 miles north, and Montgomery is 40 miles southeast.



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Retail Map



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