

FOR LEASE / FOR SALE

FRONTAGE ON US- HWY 43

14175 US-HWY 43 | RUSSELLVILLE, ALABAMA 35653



COLLEGE CITY REALTY.COM

DAVID FUHRMAN JR., | QUALIFYING BROKER

📞 | 205-345-2400 x15

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✉️ | rdfuhrman@gmail.com

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PROPERTY DESCRIPTION

Excellent opportunity with great visibility, ample parking and pylon signage with frontage on US-HWY 43.

Frontage on Russellville's main retail corridor with nearby retailers including Walmart Supercenter, Foodland, Aaron's Autozone, and more.

PROPERTY DETAILS



AVAILABLE SF:
6,600 SF



PARCEL NUMBER:
02-09-29-3-000-014.000



YEAR BUILT:
X



PREVIOUS TENANT:
ADVANCE AUTO PARTS



VPD:
18,300 VPD (US-HWY 43)

**CALL FOR
PRICING**



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TRADE MAP



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PROPERTY AERIALS



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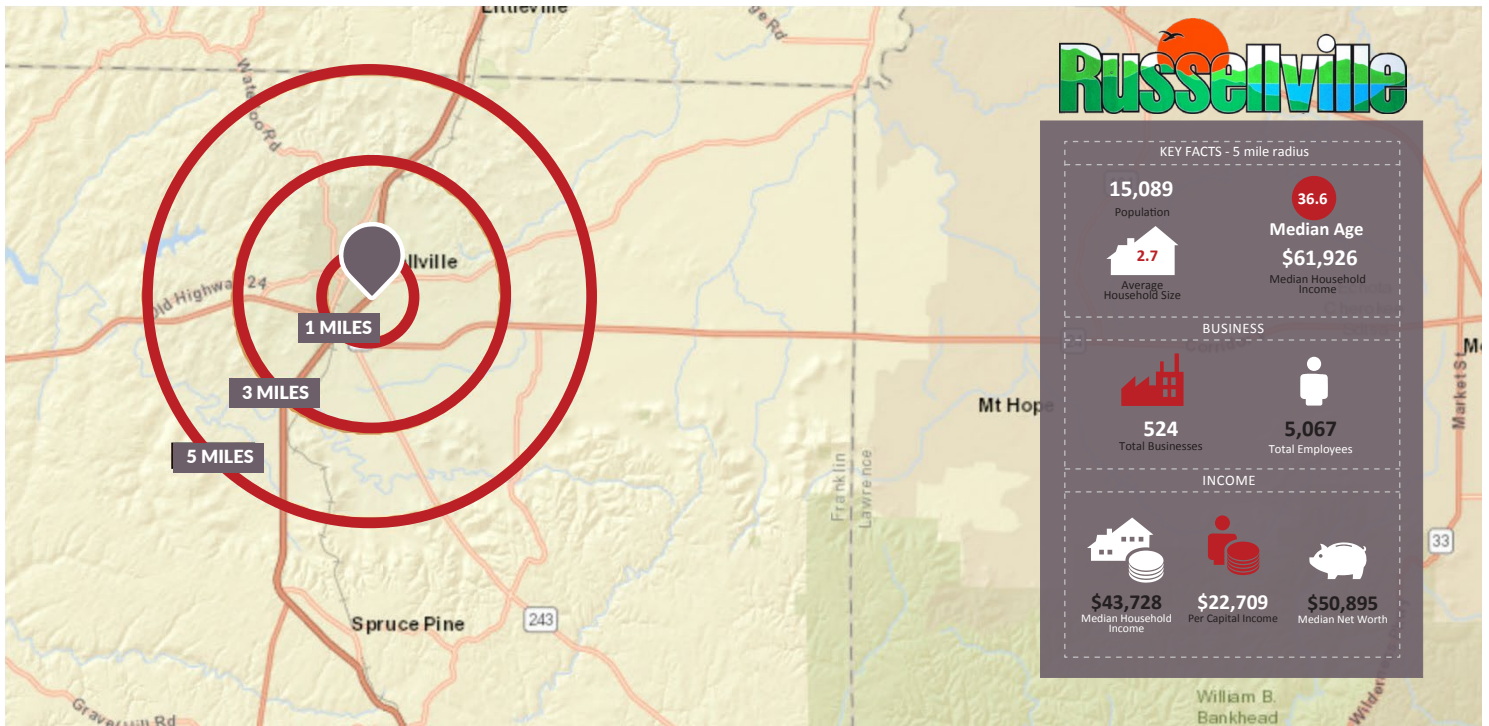
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AREA OVERVIEW | DEMOGRAPHICS



2019 SUMMARY	1 MILE	3 MILES	5 MILES
Population	2,870	11,847	15,089
Households	1,100	4,239	5,470
Families	631	2,867	3,772
Average Household Size	2.54	2.74	2.72
Owner Occupied Housing Units	470	2,530	3,447
Renter Occupied Housing Units	630	1,709	2,023
Median Age	34.4	35.9	36.6
Median Household Income	\$29,940	\$41,249	\$43,728
Average Household Income	\$50,917	\$61,137	\$61,926



AREA HIGHLIGHTS

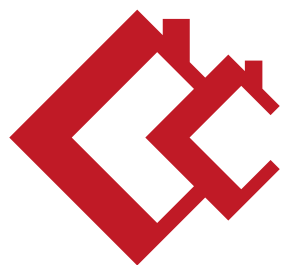
- ◇ Bankhead National Forest
- ◇ Dismals Canyon
- ◇ FAME Recording Studios
- ◇ Alabama Music Hall of Fame

RUSSELLVILLE, AL

A The city of Russellville sits in Franklin County, Alabama, 18 miles south of Muscle Shoals.

The city is famed for its annual Watermelon Festival which showcases live music, entertainment, motor shows and arts and crafts.

Outdoor enthusiasts are catered for too, as the city is close to lakes, rivers and national forests, and music lovers have easy access to world-famous recording studios, museums and theatres.



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CONTACT

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