

Former State Farm Franchise

1311 Woodmont Dr
Tuscumbia, AL 35674



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INVESTMENT CONTACTS

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Marcus & Millichap

INVESTMENT SUMMARY

THE OFFERING

Marcus & Millichap is pleased to offer for sale, the fee simple interest in a former State Farm franchise in Tuscumbia, AL.

This former State Farm franchise is located at 1311 Woodmont Drive in Tuscumbia, Alabama. The property consists of a single-story 2,094 SF free standing structure that was built in 1990 on a 0.47 AC lot with 12 parking spaces. The property is within 1-mile radius of major national tenants including O'Reilly Auto Parts, AutoZone, Burger King, Dollar General, Dollar Tree, Chevron, Shell, and more. The property benefits from its location near the intersection of Woodmont Drive & US Hwy 72 which sees a combined average of over 30,170 VPD, and approximately 1.5 miles from the intersection of US Hwy 72 & US Hwy 43 which sees a combined average of 50,900+ VPD. The property is approximately 2 miles from big-box retailers, including Walmart Supercenter, Publix and Lowe's, and less than 5 miles from the Northwest Alabama Regional Airport.

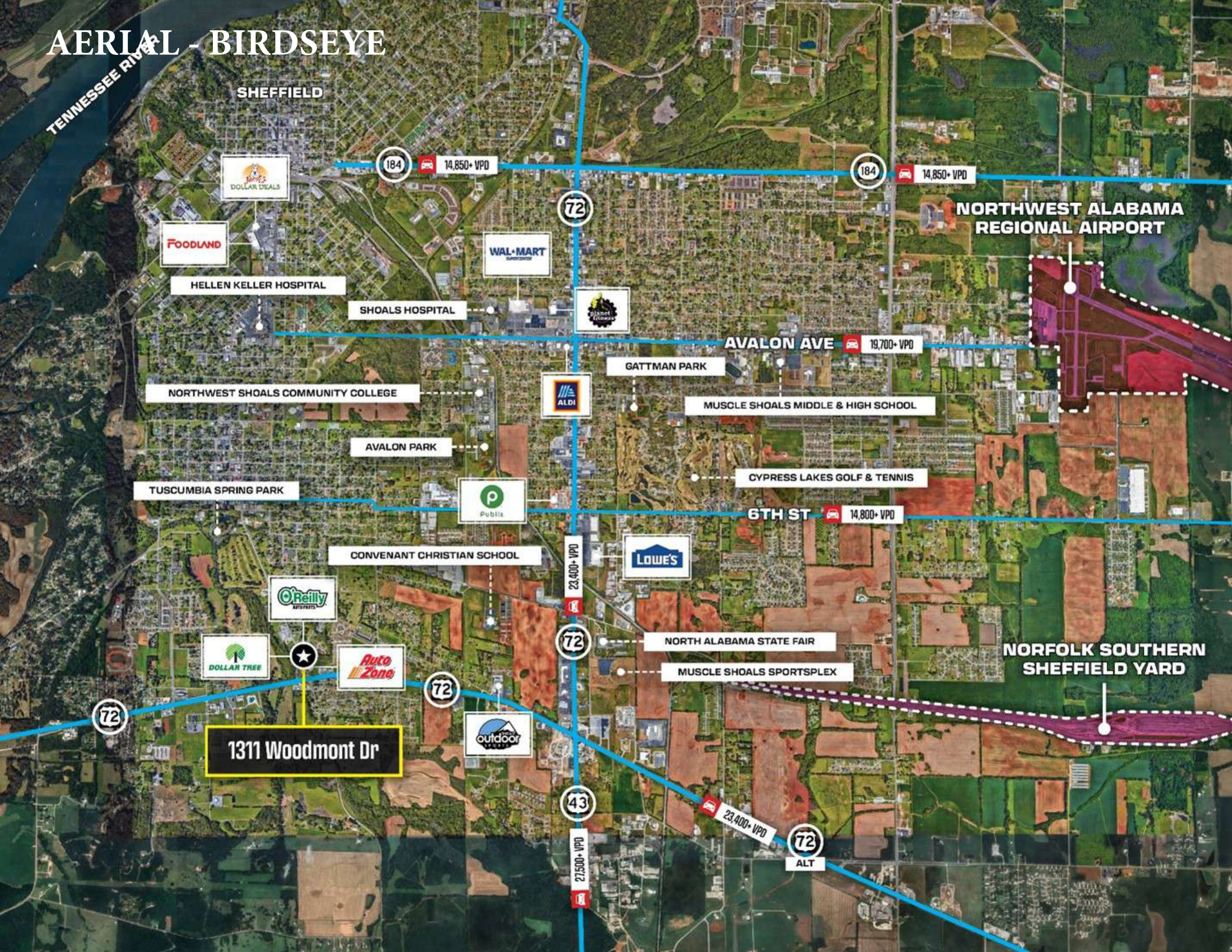


OVERVIEW

TUSCUMBIA, AL

PRICE:	\$199,000
ADDRESS:	1311 Woodmont Drive Tuscumbia, AL 35674
MAJOR MARKET:	“The Shoals”
MSA POPULATION:	148,779
RENTABLE AREA:	2,094 SF
LAND AREA:	0.47 AC
YEAR BUILT:	1990
APN:	13-02-09-4-003-001.002
AVG HH INCOME (5 MILE):	\$65,107
POPULATION (5 MILE):	37,444
TRAFFIC COUNTS:	30,170+ VPD (Woodmont Drive & US Hwy 72)
PARKING:	12 Spaces
ZONING:	B-2

AERIAL - BIRDSEYE



LOCATION OVERVIEW

TUSCUMBIA, AL

Tuscumbia, Alabama is a city steeped in history dating to 1820. Tuscumbia was an early center for agriculture, commerce and industry that included the first railroad west of the Allegheny Mountains.

The future of Tuscumbia is bright. An ample labor supply and ideal location, coupled with a progressive local government and community support, attract those who seek a desirable place to live, work and prosper.

Recreational amenities, cultural opportunities, and a progressive economic base make Tuscumbia one of the most attractive areas in the southeast. With its rich history and even brighter future, Tuscumbia is a great place to visit or to spend a lifetime!

Tuscumbia is the county seat of Colbert County, located in the Northwest corner of the state. This strategic location places Tuscumbia at the hub of the great Tennessee River Valley.

Tuscumbia is strategically located with easy access to major southeast cities. Highway accessibility is excellent with four lane traffic on U.S. highways 43 and 72. Interstate 65 is only 45 miles southeast of the city. A regional airport is located 3 miles east of Tuscumbia in Muscle Shoals.

With a population of 9,054 the city offers its residents the comfortable atmosphere of a small town, but includes a large shopping and industrial area. Tuscumbia has the advantage of being part of the greater Shoals area, which encompasses Sheffield, Muscle Shoals and Florence.

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2024 POPULATION	19,215	37,444	90,396
2029 POPULATION EST.	19,759	38,520	94,326
AVG. HH INCOME	\$62,844	\$65,107	\$61,408
MEDIAN HH INCOME	\$50,577	\$51,553	\$44,732
BACHELORS DEGREE +	19%	18%	20%
2024 HOUSEHOLDS	8,317	16,034	38,477
2029 HOUSEHOLDS EST.	8,532	16,462	40,097





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