

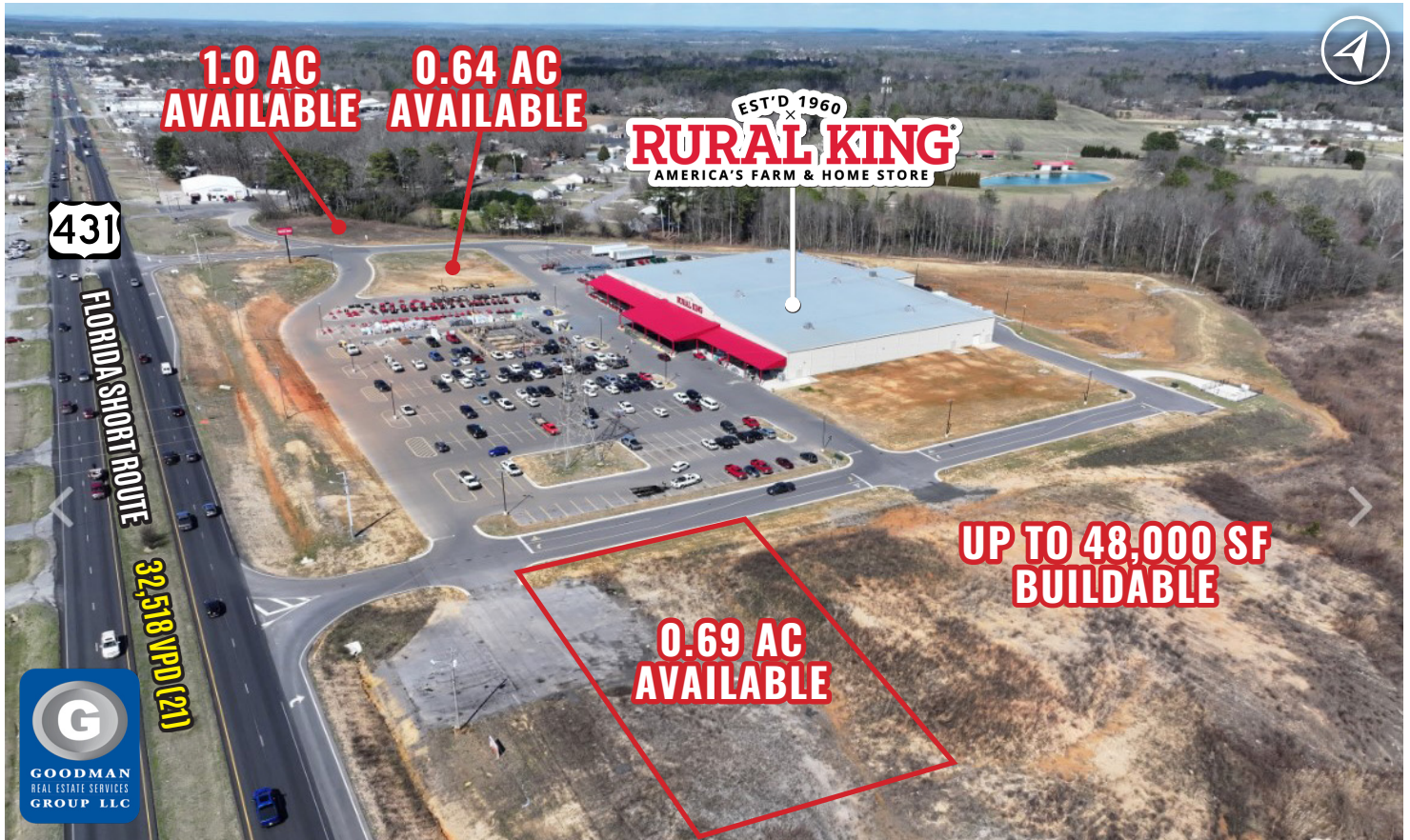


# ALBERTVILLE COMMONS A NEW RURAL KING DEVELOPMENT

Albertville, Alabama



REFERRING BROKER:



## HIGHLIGHTS

- Join new Rural King in a new development located on US Route 431 where traffic counts in front of the site reach 32,518 vehicles daily
- Albertville is home to Sand Mountain Park & Amphitheater, a 130-acre park that features premier spaces for sports and recreation use (opened in 2020)
- Over 170,000 people within a 20-mile radius
- Proposed pylon/monument sign panel(s) available at the primary, full access point from US Route 431
- AVAILABLE:
  - Outlots: 0.637 AC | 0.69 AC | 1.0 AC
  - Buildable Land: Up to 7.8 AC

## DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2027 Projection	38,898	72,868	103,146	178,583	350,610
2022 Estimate	37,631	70,595	100,165	174,513	343,208
INCOME	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2022 Average	\$57,961	\$60,090	\$61,076	\$59,757	\$63,168
2022 Median	\$43,283	\$44,778	\$45,265	\$43,727	\$46,694
DAYTIME POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2022 Employees	19,201	24,712	32,631	57,793	104,984

## LEASING INFORMATION

www.parasellinc.com  
949.942.6585  
www.goodmanrealestate.com  
216.381.8200



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**ORANGE COUNTY**  
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# ALBERTVILLE COMMONS A NEW RURAL KING DEVELOPMENT

## Albertville, Alabama

## POTENTIAL DEVELOPMENT OPTION 1



BROKER:



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# ALBERTVILLE COMMONS A NEW RURAL KING DEVELOPMENT

## Albertville, Alabama

## POTENTIAL DEVELOPMENT OPTION 2



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