



# MIDTOWN CENTER

## Gadsden, Alabama

**BROKER:**  
**BANG**  
 REALTY

**REFERRING BROKER:**



### HIGHLIGHTS

- Join a new Rural King store (opening 2026) and AutoZone at the intersection of US Routes 431 and 411, where Midtown Center has excellent visibility to both the traffic traveling on US 431 (34,014 VPD) as well as US 411 (20,883 VPD)
- Gadsden is the county seat of Etowah County, which is one of the most densely populated counties in the state
- Due to the lack of retail offerings in the surrounding rural communities, the trade area reaches a population of over 100,000 residents
- Pylon signage available on the main US Route 411 as well as on N 3rd Street
- **AVAILABLE:** 13,910 SF | 1.25 AC

### DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2030 Projection	44,456	83,944	114,163	184,525	380,991
2025 Estimate	44,789	84,292	113,950	182,940	374,577
INCOME	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2025 Average	\$62,082	\$72,460	\$73,391	\$71,519	\$72,012
2025 Median	\$44,537	\$53,824	\$55,448	\$55,110	\$55,361
DAYTIME POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2025 Employees	18,311	24,750	27,148	43,037	108,274

### LEASING INFORMATION

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 513.898.1551  
 www.goodmanrealestate.com  
 216.381.8200



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STATE OF ALABAMA LICENSED BROKER (LISC# 119315)

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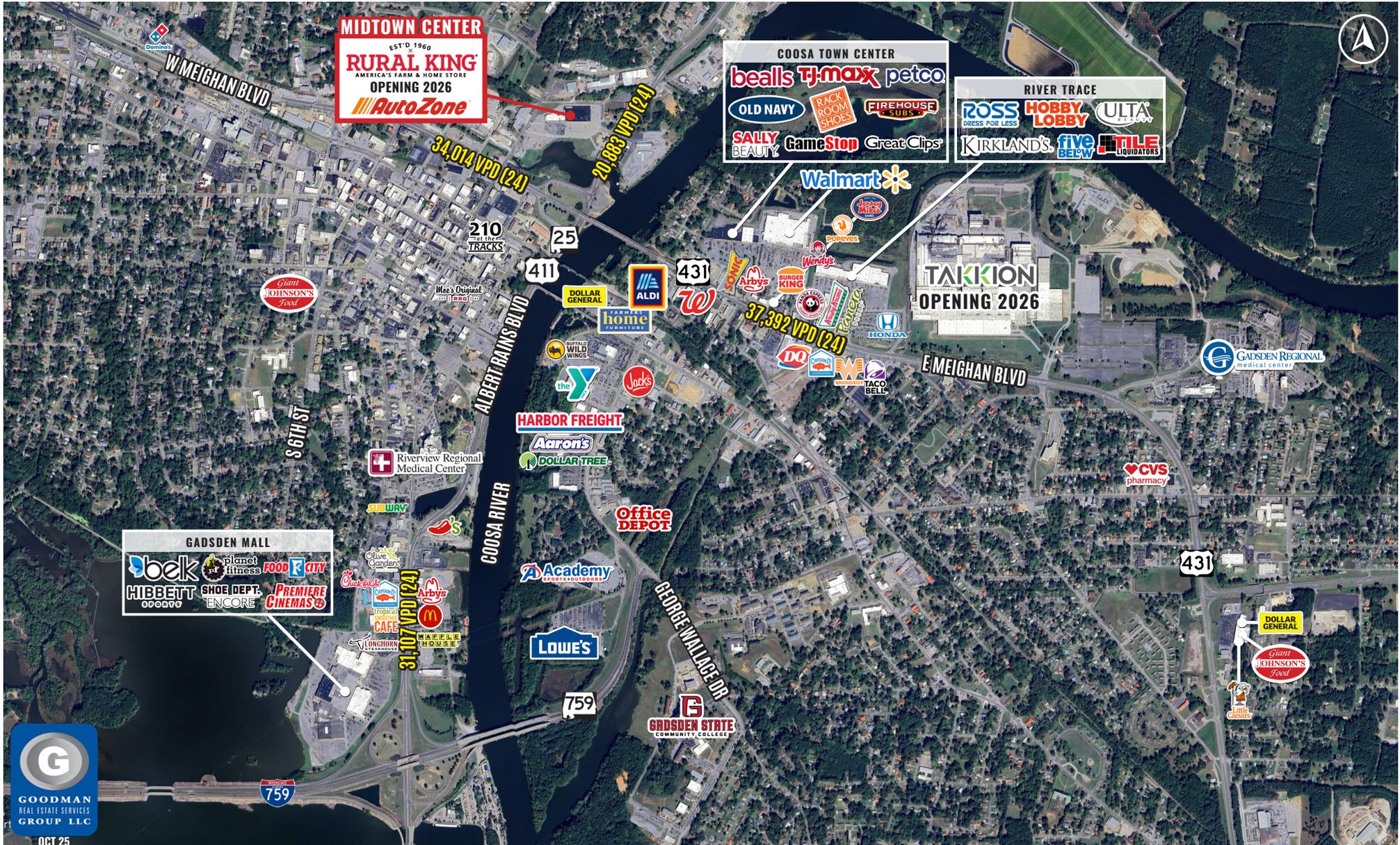
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