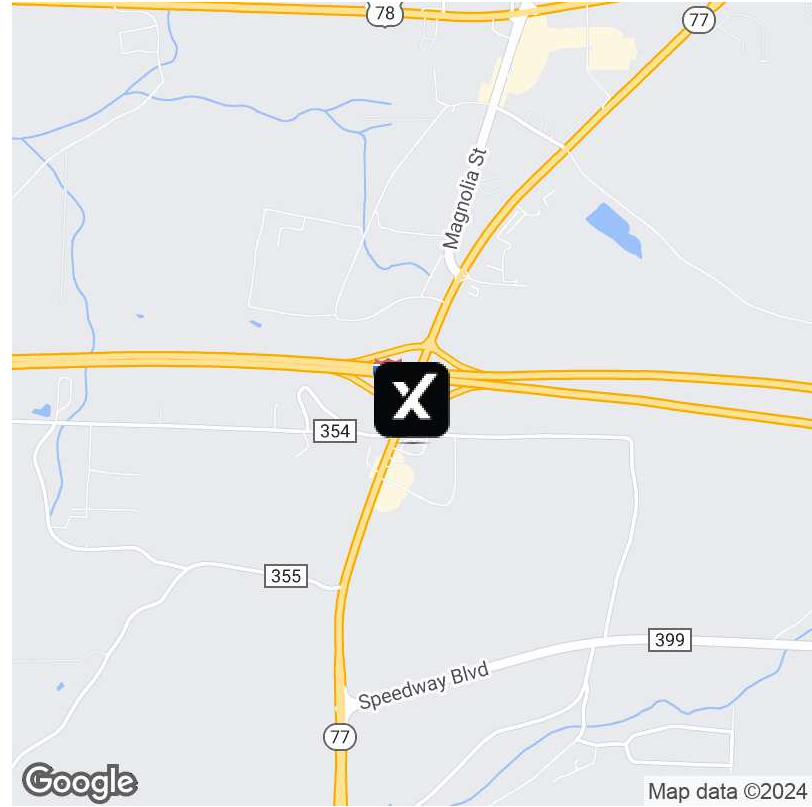


FOR LEASE

# 3 Acres Ground Lease w Improvements, Or Sale

75366 Hwy 77 N, Lincoln, AL 35096



## Offering Summary

Sale Price:	\$2,900,000
Lease Rate:	\$20,000.00 per month (Ground)
Building Size:	6,684 SF
Available SF:	3 Acres
Lot Size:	3 Acres
Number of Units:	2
Year Built:	1997
Renovated:	1997
Submarket:	Lincoln Alabama
Traffic Count:	25,618

## Property Overview

Currently, Ready for ground lease. 3 acres at corner of AL 77 and Speedway Industrial Blvd. Right at Interstate 20 Interchange (Exit 168). Currently has 76 gas station and Burger King on site. Seller willing to scrape ground for right business. City utilities available at site.

## Property Highlights

- Lincoln home to Honda manufacturing facility.
- Main traffic corridor for Honda employees
- Main traffic corridor for Talladega Speedway
- Seller will raze current building for pad-ready

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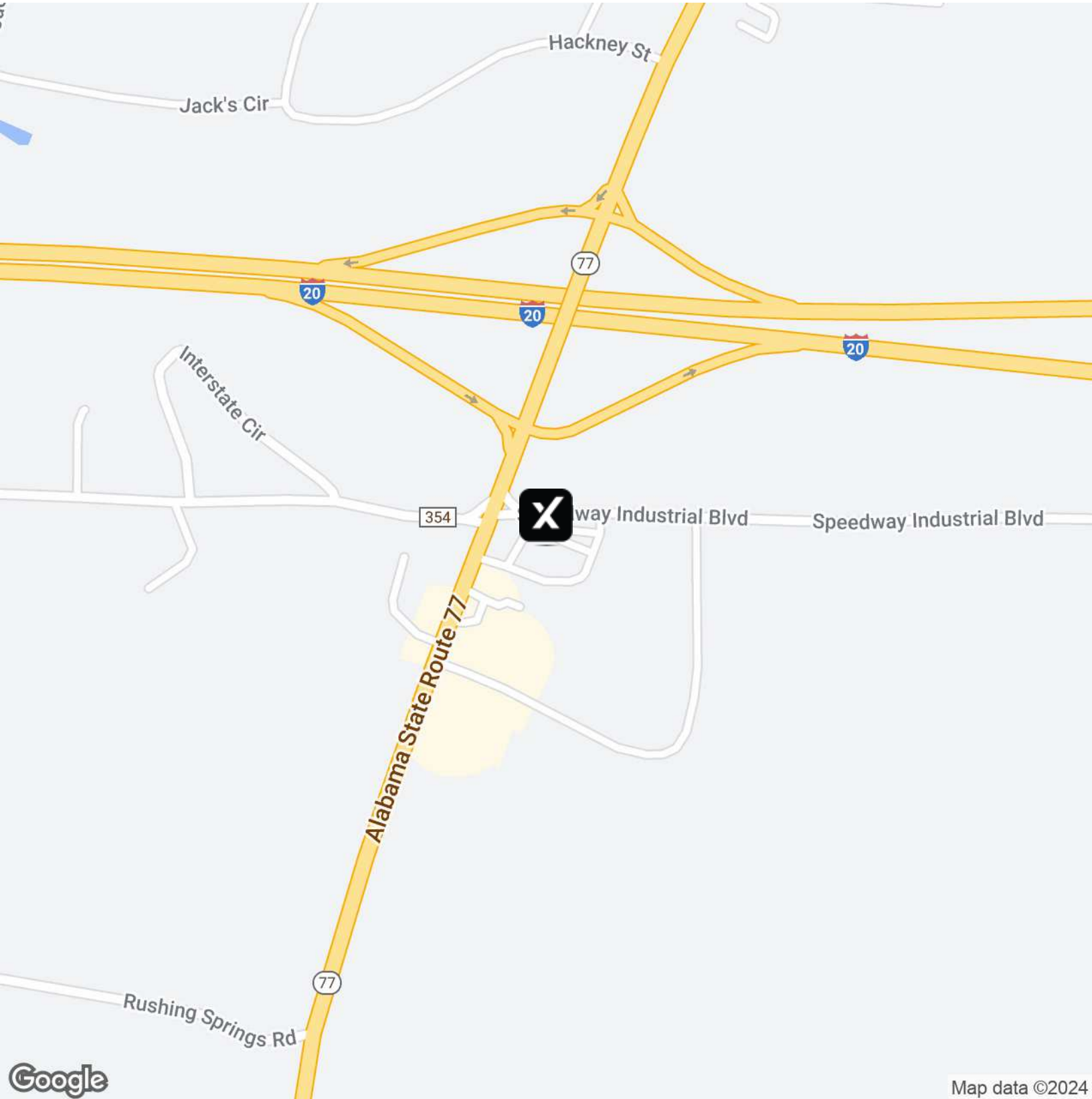
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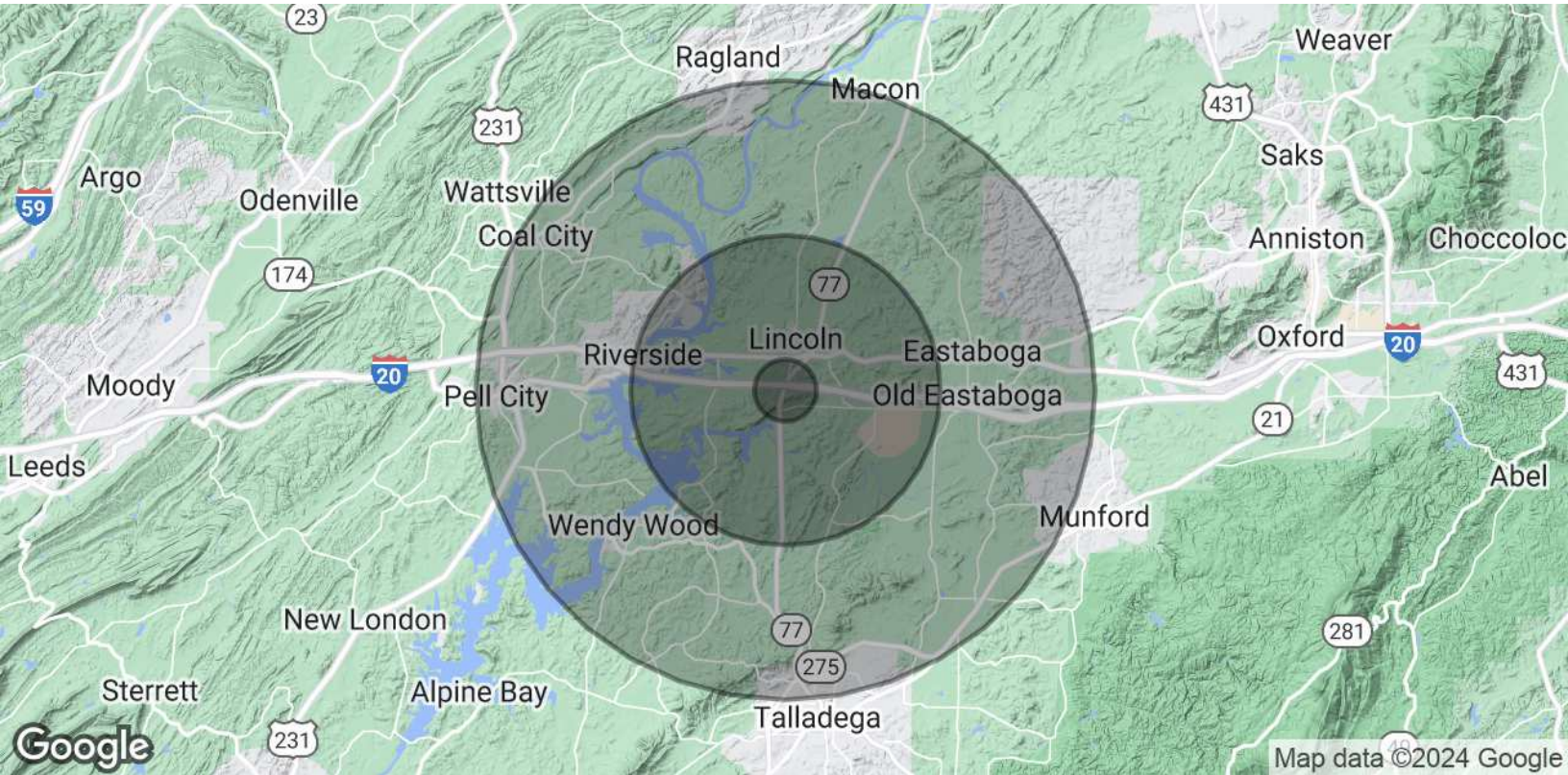


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<b>Population</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	239	7,727	36,332
Average Age	48.3	41.5	39.8
Average Age (Male)	40.3	40.2	39.1
Average Age (Female)	56.4	42.6	40.6
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Households	104	3,645	17,048
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$51,328	\$50,648	\$50,182
Average House Value	\$234,180	\$154,520	\$145,060

2020 American Community Survey (ACS)

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