



# RURAL KING OUTLOT OPPORTUNITY

Muscle Shoals, Alabama

BROKER:  
**BANG**  
REALTY

REFERRING BROKER:



## HIGHLIGHTS

- Join Rural King, Lowe's, Foodland, Jack's, Slim Chickens, and more
- Dense employment base with over 20,000 employees within a 5-mile radius
- Muscle Shoals is home to Shoals Hospital and Northwest Shoals Community College as well as the University of North Alabama with 3,442 and 7,490 students enrolled respectively
- Over 27,000 vehicles pass this site daily
- A geophysical survey was conducted which indicates anomalies present which will limit the total buildable area of the site. See attached site plan showing the maximum buildable area. Geophysical Survey to be provided upon inquiry.
- **AVAILABLE:** 0.5 AC outlot

## DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2030 Projection	41,402	95,631	129,520	165,468	222,965
2025 Estimate	41,616	96,101	129,861	165,651	223,154
INCOME	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2025 Average	\$76,081	\$73,304	\$77,077	\$77,780	\$77,965
2025 Median	\$57,930	\$55,477	\$58,802	\$59,188	\$59,049
DAYTIME POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2025 Employees	20,634	39,013	43,511	49,285	56,958

## LEASING INFORMATION

www.bangrealty.com  
513.898.1551  
www.goodmanrealestate.com  
216.381.8200

**BANG**  
REALTY  
A LICENSED  
ALABAMA BROKER

IN ASSOCIATION WITH  
**BRIAN BROCKMAN**  
License #: 119315  
Bang Realty-Alabama Inc  
bor@bangrealty.com  
513-898-1551



REFERRING BROKERS  
**ALEX JUSTICE**  
alex@goodmanrealestate.com

**CLEVELAND**  
25333 CEDAR ROAD, SUITE 305  
CLEVELAND, OH 44124

**MAGGIE JONES**  
maggie@goodmanrealestate.com

**COLUMBUS**  
389 E. LIVINGSTON AVENUE  
COLUMBUS, OHIO 43215





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www.bangrealty.com  
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216.381.8200

STATE OF ALABAMA LICENSED BROKER (LISC# 119315)  
**BRIAN BROCKMAN, BANG REALTY-ALABAMA INC**  
bor@bangrealty.com  
**REFERRING BROKERS**  
**ALEX JUSTICE**  
alex@goodmanrealestate.com  
**MAGGIE JONES**  
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Alabama

## KEY



LEASED



NEGOTIATING



AVAILABLE



NOT PART

## LEASING INFORMATION

**ALEX JUSTICE**

[alex@goodmanrealestate.com](mailto:alex@goodmanrealestate.com)

**MAGGIE JONES**

[maggie@goodmanrealestate.com](mailto:maggie@goodmanrealestate.com)

— in conjunction with State of Alabama licensed broker —

**BRIAN BROCKMAN, BANG REALTY-ALABAMA INC**

License # 119315

[bor@bangrealty.com](mailto:bor@bangrealty.com)

513.898.1551

### CLEVELAND

THE OFFICES OF LEGACY VILLAGE  
25333 CEDAR ROAD, SUITE 305  
CLEVELAND, OH 44124

### COLUMBUS

389 E. LIVINGSTON AVENUE  
COLUMBUS, OHIO 43215

P 216.381.8200

F 216.381.8211

[WWW.GOODMANREALESTATE.COM](http://WWW.GOODMANREALESTATE.COM)



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