

# **RURAL KING** OUTLOT OPPORTUNITY

# Muscle Shoals, Alabama



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## 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

#### LEASING INFORMATION www.bangrealty.com

513.898.1551 www.goodmanrealestate.com 216.381.8200

#### DANG REALTY A LICENSED ALABAMA BROKER

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

# **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
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DAYTIME POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2025 Employees	20,634	39,013	43,511	49,285	56,958

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

25333 CEDAR ROAD, SUITE 305 CLEVELAND, OH 44124

ICE MAGGIE JONES Inrealestate.com maggie@goodmanrealestate.com

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

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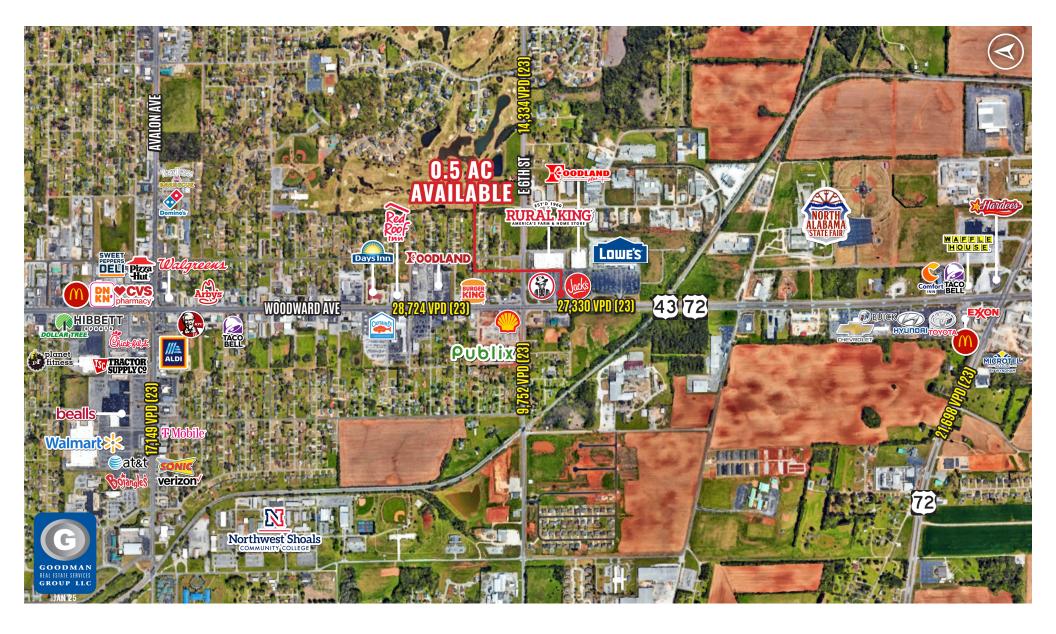
www.bangrealty.com 513.898.1551 www.goodmanrealestate.com 216.381.8200 STATE OF ALABAMA LICENSED BROKER (LISC# 119315) BRIAN BROCKMAN, BANG REALTY-ALABAMA INC bor@bangrealty.com

#### REFERRING BROKERS ALEX JUSTICE alex@goodmanrealestate.com MAGGIE JONES

maggie@goodmanrealestate.com

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KEY	LEASED	NEGOTIATING
	AVAILABLE	NOT PART

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ALEX JUSTICE alex@goodmanrealestate.com

MAGGIE JONES

maggie@goodmanrealestate.com

— in conjunction with State of Alabama licensed broker —

BRIAN BROCKMAN, BANG REALTY-ALABAMA INC License # 119315

bor@bangrealty.com 513.898.1551

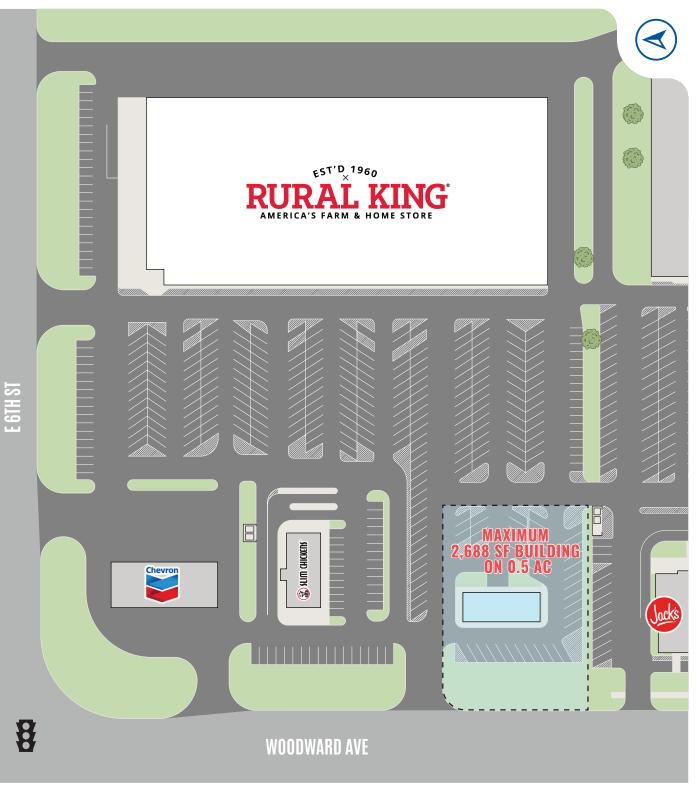
#### CLEVELAND

COLUMBUS

THE OFFICES OF LEGACY VILLAGE 25333 CEDAR ROAD, SUITE 305 CLEVELAND, OH 44124 389 E. LIVINGSTON AVENUE COLUMBUS, OHIO 43215

P 216.381.8200F 216.381.8211

#### WWW.GOODMANREALESTATE.COM



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