

Commercial Development

PRIME OUTPARCELS
AVAILABLE

HIGH TRAFFIC

ANNISTON,
ALABAMA

COOPER ROAD

FUTURE DEVELOPMENT
±20.11 ACRES

LOWE'S

SUMMERALL GATE RD.

ALDI
OP 2 ±1.03 ACRES
OP 3 ±1.45 ACRES
Under LOI

OUTPARCEL 4
±1.94 ACRES

OUTPARCEL 5
±1.94 ACRES

OUTPARCEL 6
±1.64 ACRES

OUTPARCEL 7
±1.66 ACRES

OUTPARCEL 8
±1.77 ACRES

MCCLELLAN BLVD

27,000 VPD

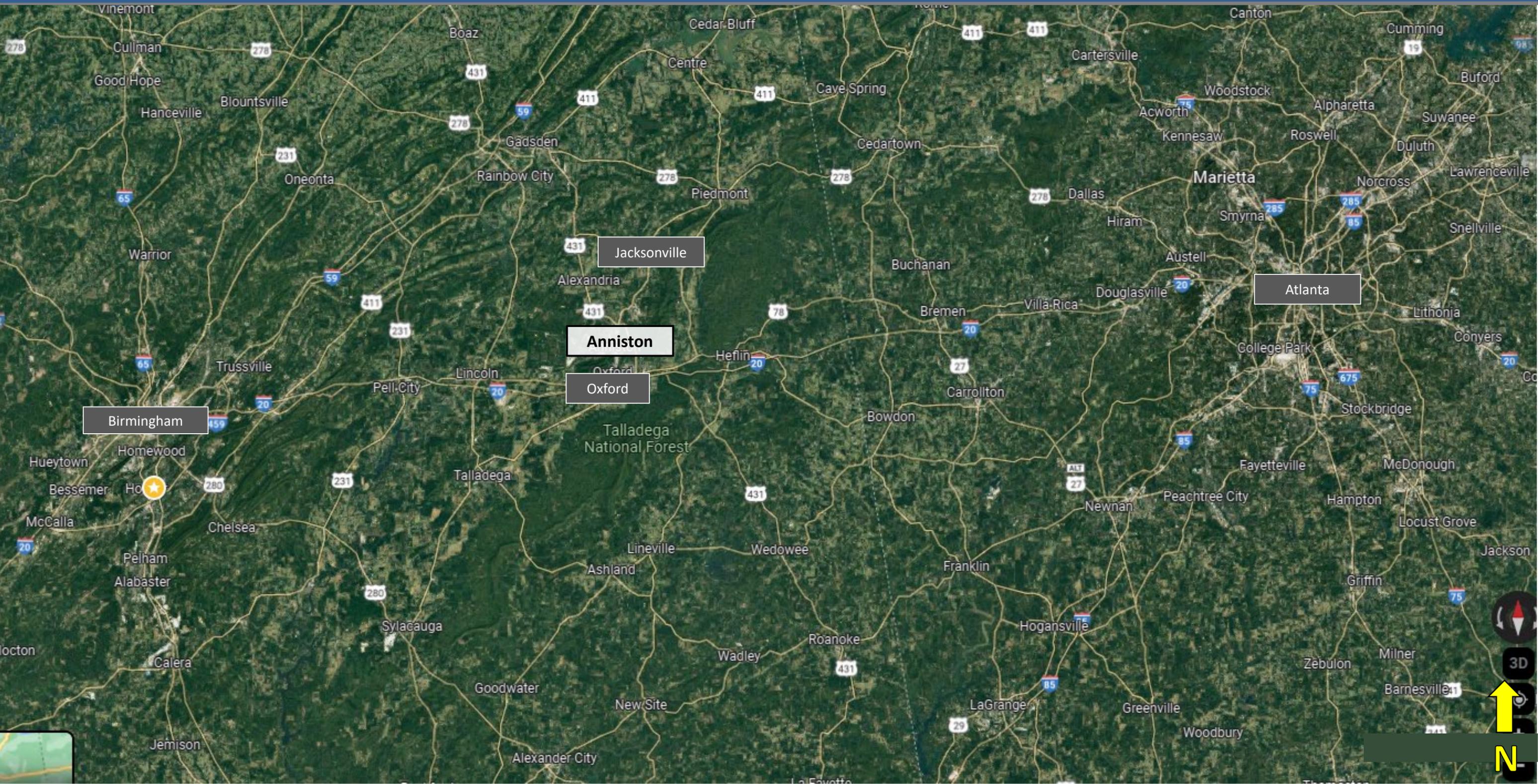


Luke Wingo
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Anniston, AL
McClellan Boulevard Development

Regional Overview



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Prime Outparcels Available
McClellan Boulevard
Anniston, AL 36201

Market Overview



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Property Overview (cont.)

- 38 +/- acres with the ability to subdivide.
- ALDI opened in Summer 2022.
- 27,000 VPD on McClellan Blvd. Site is located 0.5 miles off the new Anniston Bypass, which has over 18,000 VPD.
- 2,000+ ft. of frontage along McClellan Blvd.
- The site is located next to a Regional Lowe's Home Improvement store and Walmart Supercenter.
- Great visibility from both directions on McClellan Blvd.
- Over 36,000 people live within a 15-minute drive time of the site

Demographics

	Population	Average Income
1 Mile	2,257	\$46,160
3 Mile	17,760	\$50,167
5 Mile	35,265	\$51,172

Traffic Counts



27,000 VPD
McClellan Blvd



2,725 VPD
Summerall Gate Road



18,000 VPD
US-431 (Anniston Bypass)



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