



# Available

## Ground Lease or Build-to-Suit

- ± 1.1 AC
- Located off I-65 (40,908 CPD) on exit 205
- Surrounded by national QSR's
- Full access to Highway 31

## Highway 31 & I-65 Clanton, AL

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## Estimated Demographics

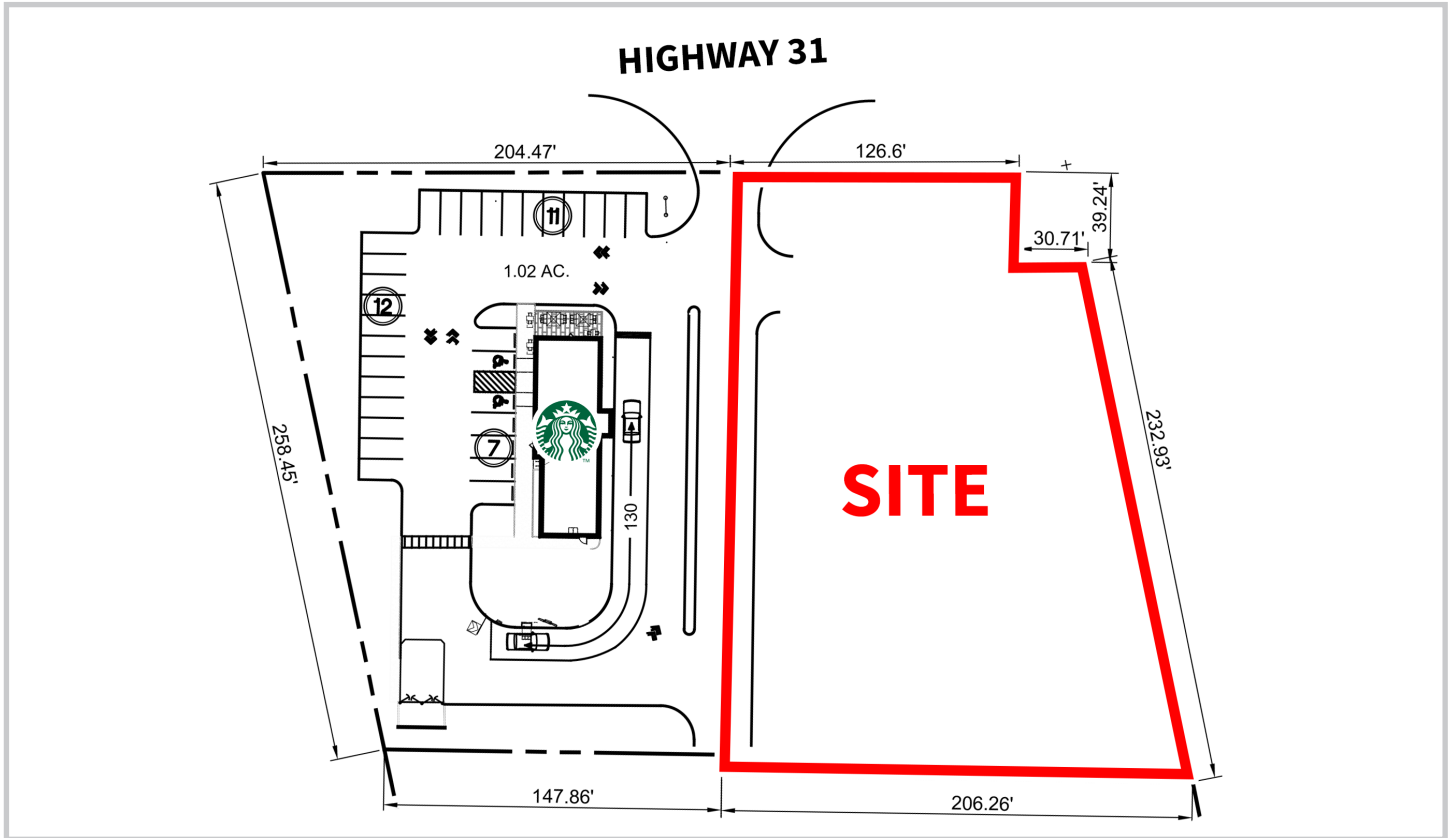
	1-mile	3-mile	5-mile
Estimated Population	317	3,858	11,927
Daytime Population	721	4,972	13,464
Average Household Income	\$58,511	\$60,559	\$56,920
Median Age	39.8	40.0	40.3

Source: Esri, 2021



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Retail Aerial

