

1234 567890

865
SPEEDWAY BLVD

LINCOLN, AL

CBRE

Multi-Use Commercial Property For Sale

Lincoln, Alabama

865 Speedway Blvd., Lincoln, AL presents an exceptional opportunity for a wide range of commercial uses, including office, medical, specialty, and entertainment. This thoughtfully designed property features an excellent layout with five private offices, two conference rooms, restrooms, storage areas, and a full-service commercial-grade kitchen equipped with a vent hood system and updated stainless steel appliances.

The building offers seven drive-in doors with conditioned garage space, automatic gated access, and additional graveled outdoor storage or parking. A standout feature is the expansive covered patio, complete with a grill, bar, fire pit, and ample space for entertaining. Recognized as a 2022 American Buildings Excellence in Design Award Winner, this versatile and well-appointed property combines functionality, security, and modern amenities, making it ideal for owner-users or investors alike.



6,348 SF

PROPERTY OVERVIEW

865 Speedway Blvd | Lincoln, AL



Built-In Entertainment & Event Space

Expansive covered patio equipped with a grill, bar, fire pit, and ample space for hosting clients, team events, or private functions.

Strategic Lincoln, AL Location

Conveniently located near I-20, providing strong regional connectivity to Birmingham, Anniston, and the East Alabama corridor, with close proximity to Talladega Superspeedway.

Growing Area & Strong Workforce Base

Situated in a market benefiting from regional population growth, manufacturing presence, and a diverse labor pool, supporting both owner-users and long-term investment potential.

Award-Winning, Flexible Facility

2022 American Buildings Excellence in Design Award winner, offering a highly adaptable layout suitable for office, medical, specialty, automotive, or entertainment uses.

Turnkey Interior & Infrastructure

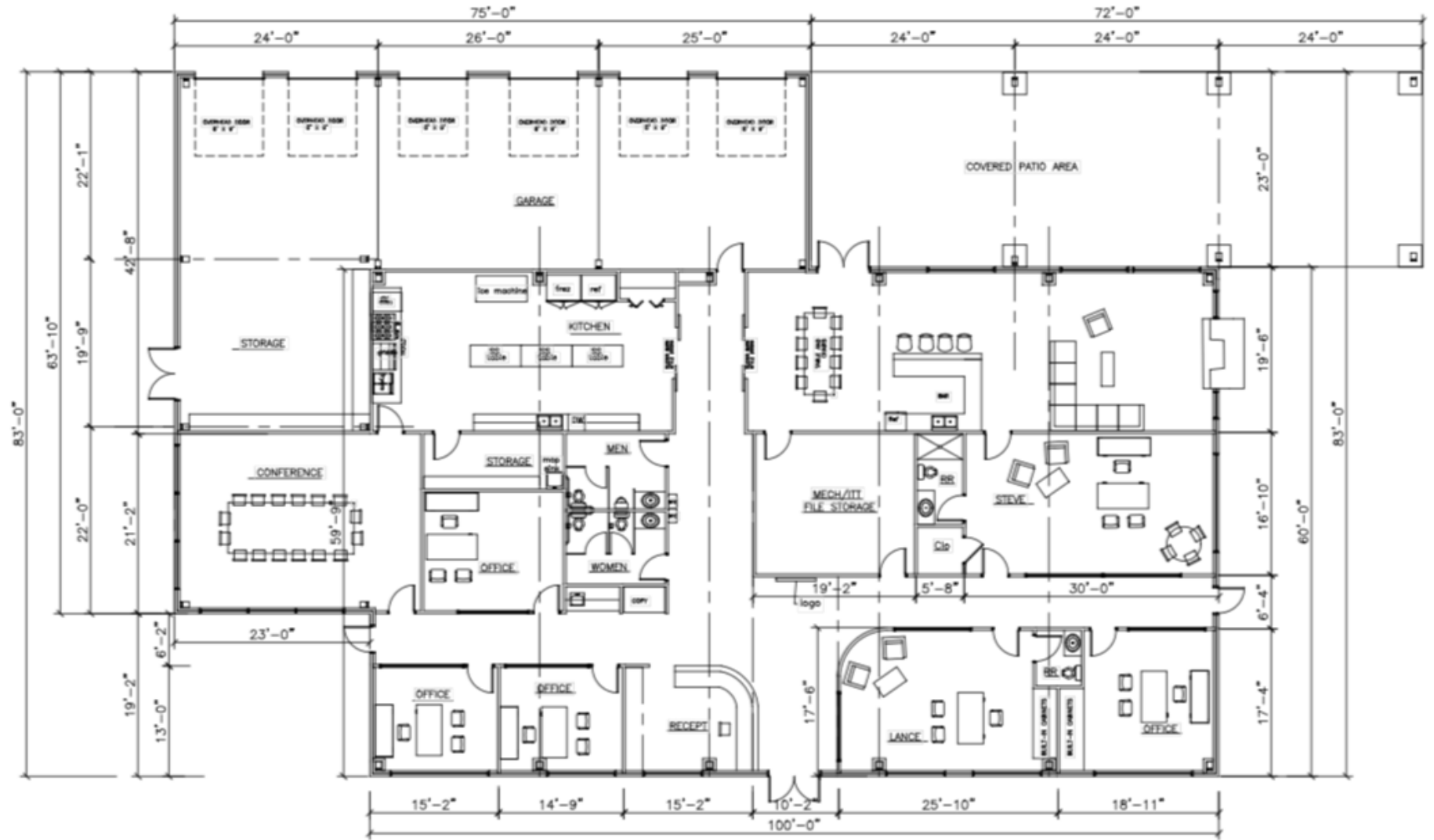
Features five private offices, two conference rooms, restrooms, storage areas, and a full-service commercial-grade kitchen with vent hood and updated stainless steel appliances.

Conditioned Drive-In & Secure Access

Seven drive-in doors with conditioned garage space, automatic gated entry, and additional graveled outdoor storage or parking for operational efficiency.



FLOOR PLAN



6,348 SF

MAP

Birmingham
40 Min
45 Miles

865 Speedway Blvd
Lincoln, AL

**Talladega
Speedway**
3 Min
3 Miles

Atlanta
90 Min
104 Miles

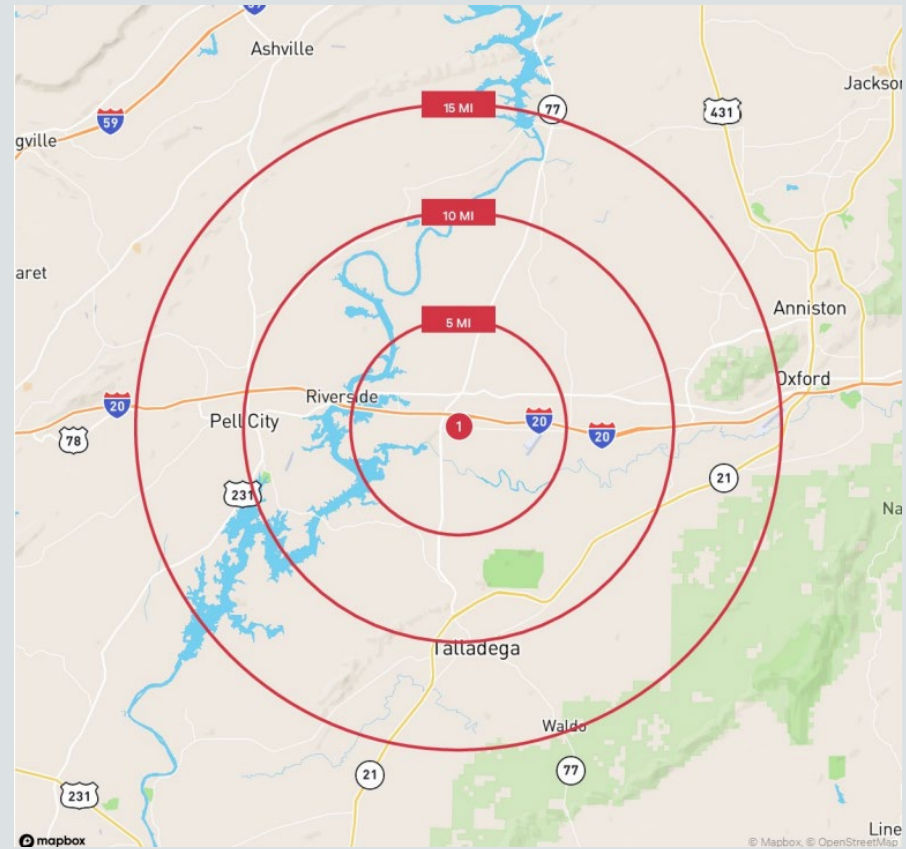
ALABAMA



DEMOGRAPHICS

865 Speedway Blvd | Lincoln, AL

	5 Miles	10 Miles	15 Miles
Population	9,643	43,756	88,521
Households	4,036	18,267	35,861
Average Household Income	\$86,944	\$81,651	\$81,237
Businesses	265	1,237	2,417





6,384 SF
SPACE FOR SALE

865 Speedway Blvd | Lincoln, AL



8 6 5 S P E E D W A Y B L V D

LINCOLN, AL

6,384 SF
SPACE FOR SALE

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