

NORTHEAST ALABAMA REGIONAL AIRPORT

GADSDEN HIGH SCHOOL  
1,449 STUDENTS

GADSDEN STATE COMMUNITY COLLEGE  
4,599 STUDENTS

SHOPPES AT RAINBOW LANDING  
Publix  
Pet market

# GADSDEN COMMONS



# PROJECT DETAILS

**GADSDEN COMMONS** • 0.96 ACRES AVAILABLE

## AVAILABLE SPACE

50,851 SF

## TRAFFIC COUNTS

23,038 Hwy 77 ADT

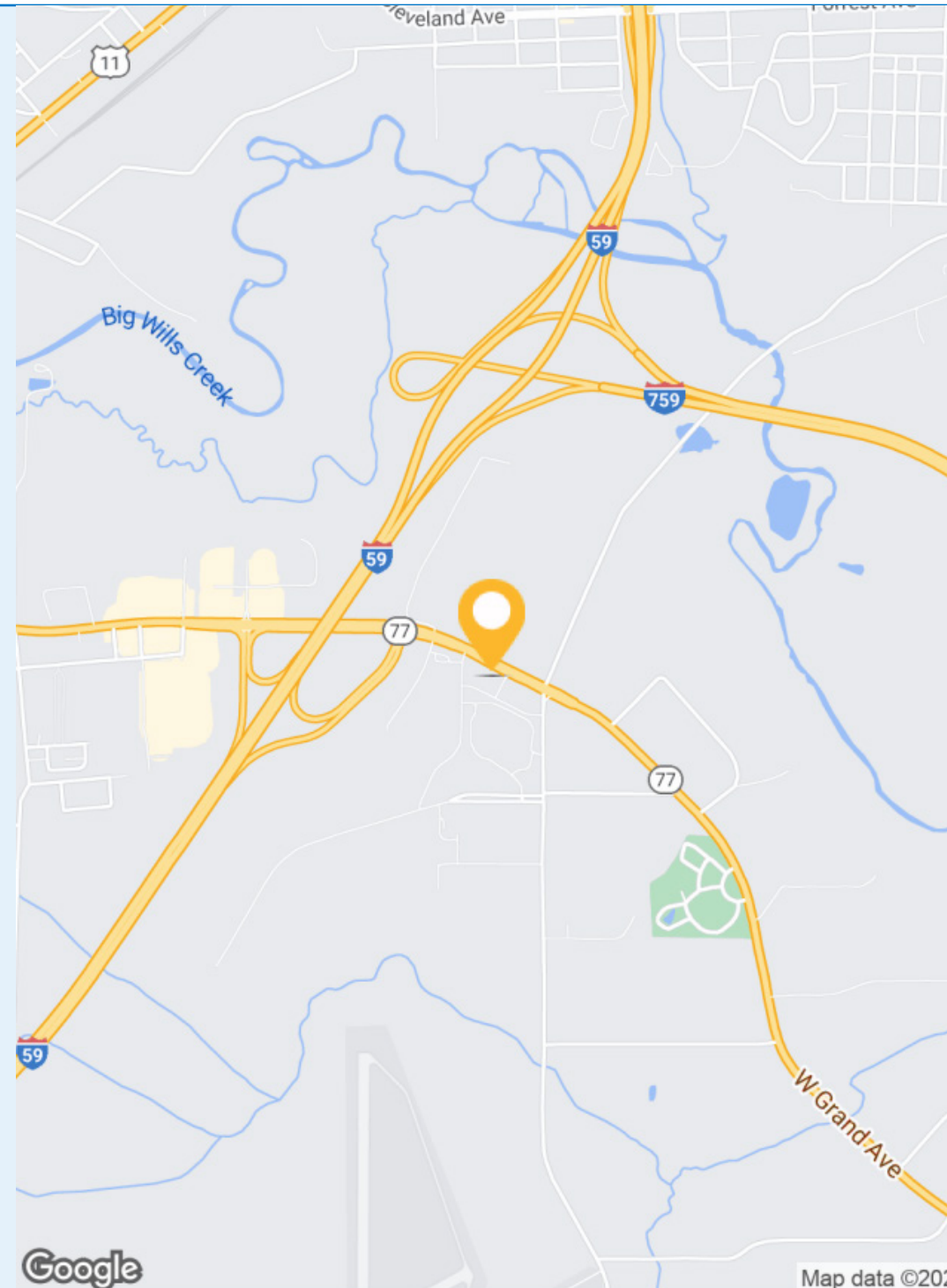
## PROPERTY HIGHLIGHTS

- Outparcel available for sale Zoned B-2  
- Lot 1 - SOLD (Future Development)  
- Lot 3 - 0.96 acres
- 56 miles NE of Birmingham, AL and 90 miles SW of Chattanooga, TN
- Excellent visibility and access via W Grand Avenue (AL-77) and I-59
- Over 23,000 VPD on AL-77 west of site
- Area retail and restaurants include Walmart Supercenter, Cracker Barrel, McDonald's, Arby's, Waffle House, Jack's, Splash Auto Spa, and RaceTrac
- Close proximity to the Northeast Alabama Regional Airport (MSL) and the Church of the Highlands

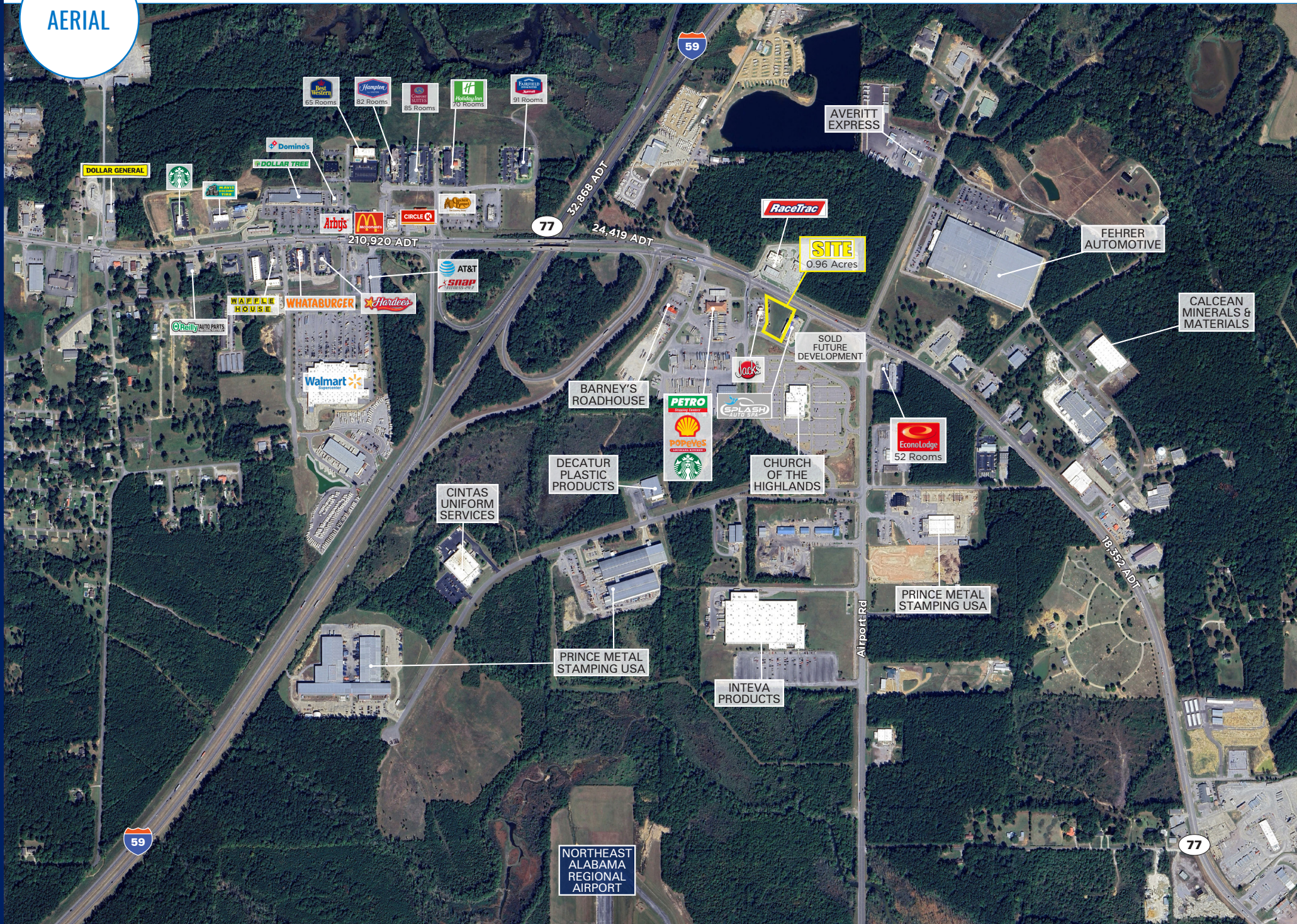
## COUNTY

Etowah

	3 MILES	5 MILES	10 MILES
 <b>TOTAL POPULATION</b>	13,639	35,779	81,925
 <b>MEDIAN HH INCOME</b>	\$50,081	\$50,363	\$55,144
 <b>DAYTIME POPULATION</b>	6,953	19,237	28,266



AERIAL



Best Western 65 Rooms  
Hampton 82 Rooms  
Courtyard Suites 85 Rooms  
Holiday Inn 70 Rooms  
Fairfield Suites 91 Rooms

AVERRITT EXPRESS

DOLLAR GENERAL

Dominos

DOLLAR TREE

Arby's

McDonald's

CIRCLE K

Wendy's

77

32,868 ADT

24,419 ADT

RaceTrac

SITE  
0.96 Acres

FEHRER AUTOMOTIVE

Waffle House

WHATABURGER

Hardee's

AT&T

snap

O'Reilly AUTO PARTS

Walmart

BARNEY'S ROADHOUSE

PETRO

EPLASH

SNAP

Jack's

SOLD FUTURE DEVELOPMENT

EconoLodge  
52 Rooms

CALCEAN MINERALS & MATERIALS

DECATUR PLASTIC PRODUCTS

CHURCH OF THE HIGHLANDS

CINTAS UNIFORM SERVICES

PRINCE METAL STAMPING USA

PRINCE METAL STAMPING USA

INTEVA PRODUCTS

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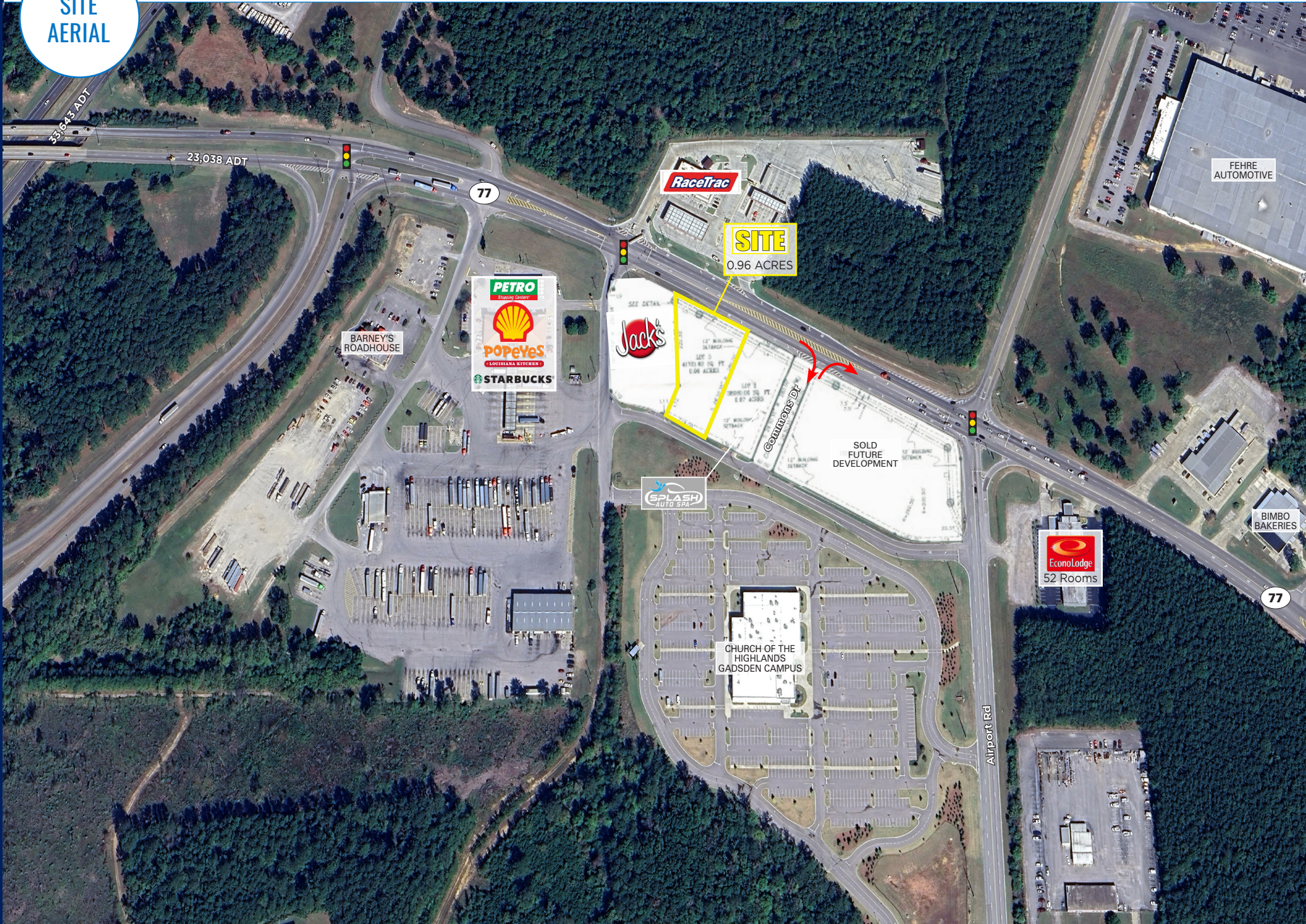
77

18,332 ADT

Airport Rd

59

SITE AERIAL



GADSDEN, AL

# GADSDEN COMMONS

**0.96 ACRES AVAILABLE**

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**ALBANY**

**ATLANTA**  
PIEDMONT CENTER  
3525 PIEDMONT ROAD NE BLDG 5, SUITE 210  
ATLANTA, GA 30305  
404.759.5464

**BOSTON**

**CHARLESTON**

**CHARLOTTE**

**LOS ANGELES**

**NEW YORK CITY**

**ORLANDO**

**PITTSBURGH**

**WEST PALM BEACH**

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