

# 4.63 ACRES AVAILABLE

O HEAD DRIVE IN CLEVELAND, BLOUNT COUNTY, AL



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## OFFERING SUMMARY

<b>PRICE</b>	CALL FOR INFORMATION
<b>LAND AREA</b>	4.63 AC
<b>PARCEL #</b>	1504180003021009
<b>ZONING</b>	COMMERCIAL, BLOUNT COUNTY, CLEVELAND TRADE CENTER SUBDIVISION

## INVESTMENT HIGHLIGHTS



SHARED ACCESS WITH  
NEW FAMILY DOLLAR  
TREE COMBO STORE



VPD ON HIGHWAY  
160 = 6,254



5-MILE HHI  
\$61,098 (MEDIAN)  
\$81,594 (AVERAGE)



ZONED COMMERCIAL  
WITH UTILITIES



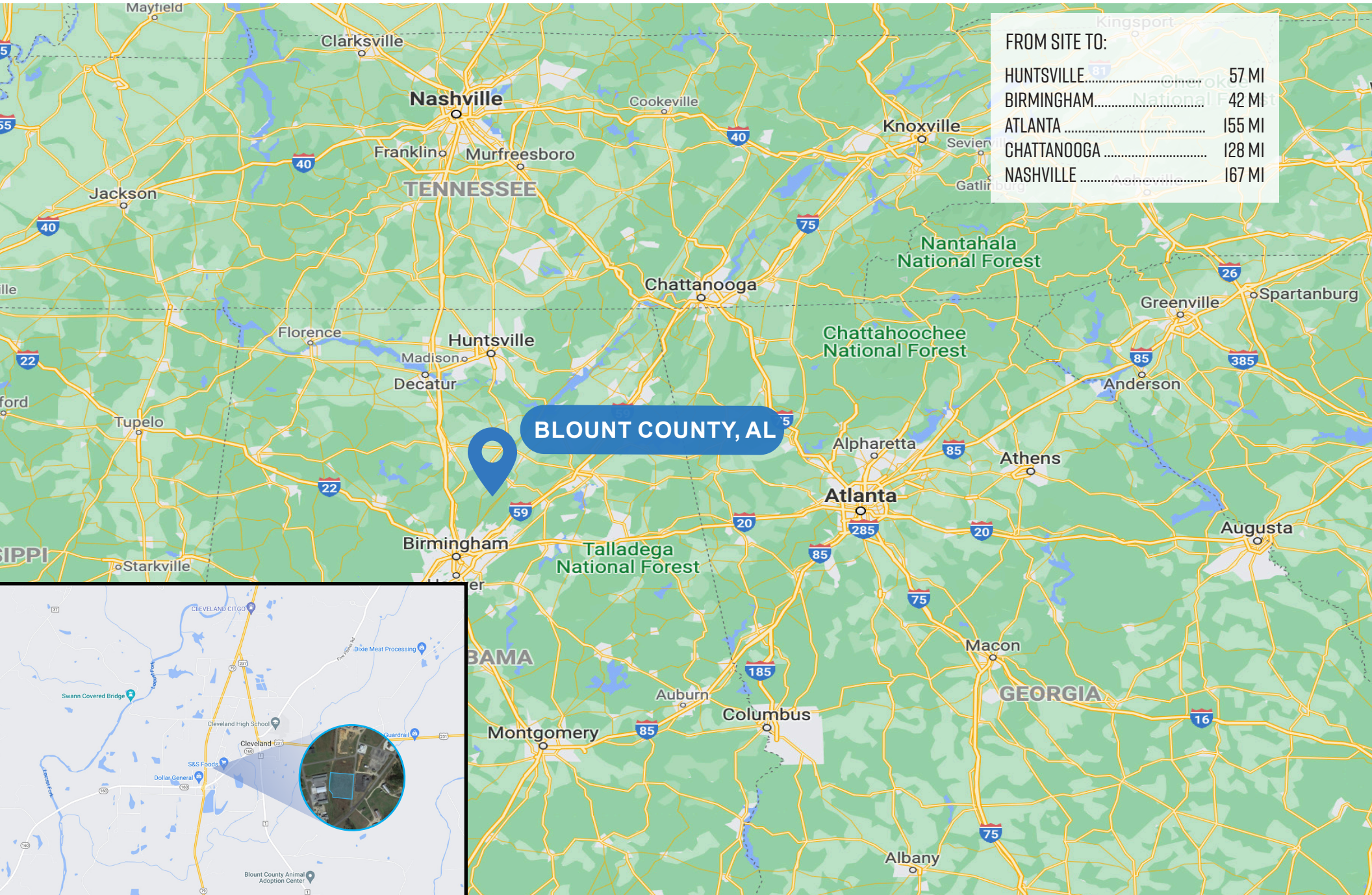
DIRECT ACCESS TO  
HWY. 79 & 160



EXCELLENT VISIBILITY  
AT INTERSECTION

# LOCATION OVERVIEW

**CLEVELAND, AL**  
0 HEAD DRIVE IN CLEVELAND



FROM SITE TO:	
HUNTSVILLE.....	57 MI
BIRMINGHAM.....	42 MI
ATLANTA .....	155 MI
CHATTANOOGA .....	128 MI
NASHVILLE .....	167 MI

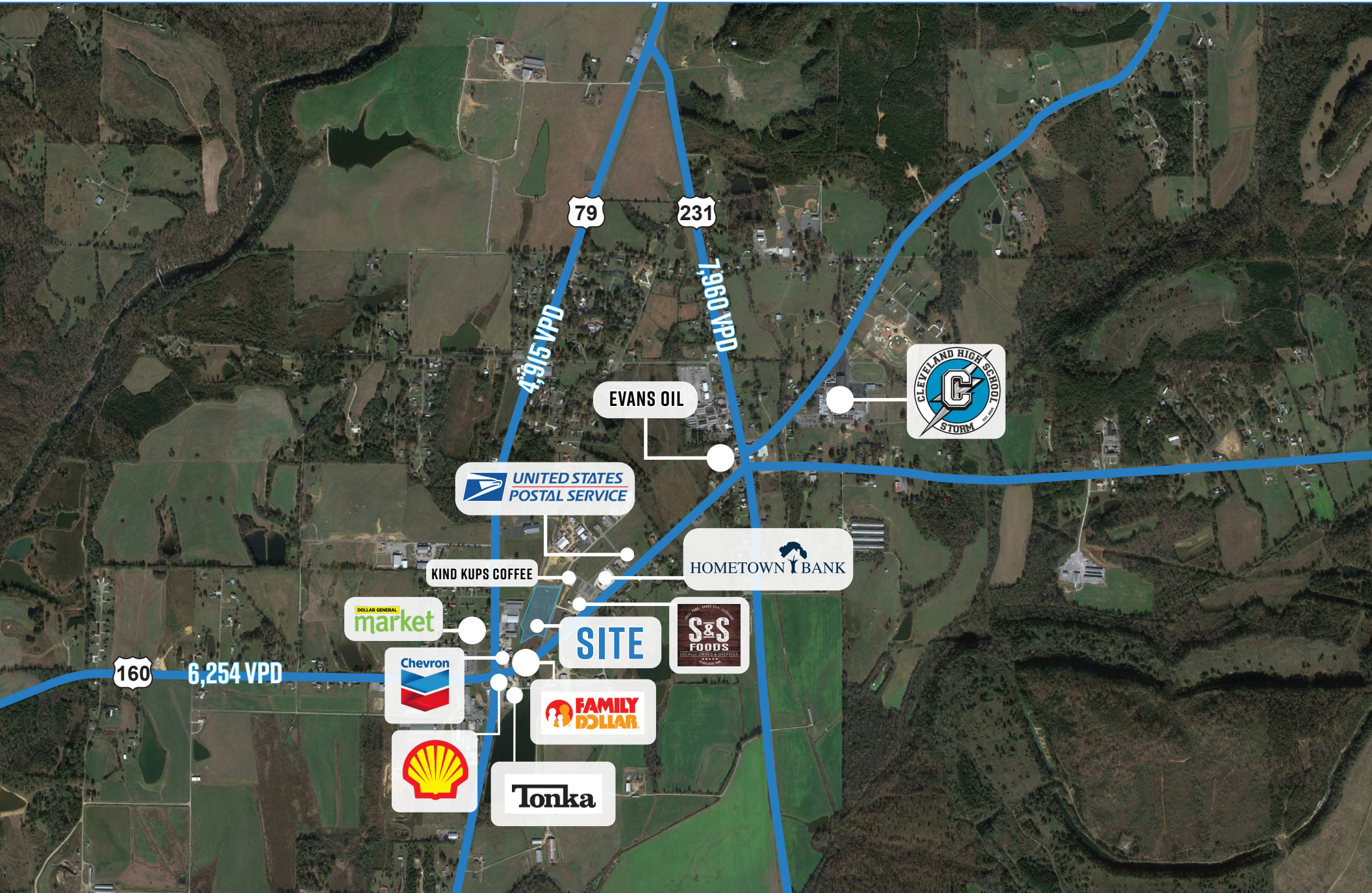
# HIGH AERIAL

CLEVELAND, AL  
0 HEAD DRIVE IN CLEVELAND



# MID AERIAL

CLEVELAND, AL  
O HEAD DRIVE IN CLEVELAND



79

231

4,915 VPD

7,960 VPD

EVANS OIL

UNITED STATES  
POSTAL SERVICE



KIND KUPS COFFEE

HOMETOWN BANK

DOLLAR GENERAL  
market

SITE

S&S  
FOODS

160

6,254 VPD



FAMILY  
DOLLAR



Tonka

# SITE AERIAL

CLEVELAND, AL  
0 HEAD DRIVE IN CLEVELAND



DOLLAR GENERAL  
**market**

**Chevron**



160 6,254 VPD

**KIND KUPS COFFEE**

**SITE**

**FAMILY DOLLAR**

**Tonka**

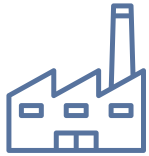
**UNITED STATES POSTAL SERVICE**

**HOMETOWN BANK**





## BUSINESS



### TONKA CORPORATION

LOCATED AT CLEVELAND, AL WITH A DISTANCE OF 0.5 MILE FROM SITE.



**HIGHWAY**  
STATE ROUTE 79



**BIRMINGHAM-SHUTTLESWORTH**  
INTERNATIONAL AIRPORT



## LIFESTYLE / INDUSTRIES



**PARKS**  
PALISADES  
PARK



**MEDIAN HOUSEHOLD**  
**INCOME**  
\$59,788 ON A 10 MI RANGE



**POPULATION**  
30,577 ON A 10 MI RANGE



**AVERAGE HOUSEHOLD**  
**INCOME**  
\$82,004 ON A 10 MI RANGE

# DEMOGRAPHICS

## CLEVELAND, AL

0 HEAD DRIVE IN CLEVELAND



AVERAGE HOUSEHOLD SIZE  
3 MILE RANGE



### LEADING INDUSTRIES

RETAIL TRADE, HEALTH CARE & SOCIAL ASSISTANCE, EDUCATIONAL SERVICES, MANUFACTURING, CONSTRUCTION, FINANCE & INSURANCE, TRANSPORTATION & WAREHOUSING, WHOLESALE TRADE, UTILITIES, AGRICULTURE, MINING

2024 SUMMARY	3 MILE	5 MILES	10 MILES
POPULATION	2,693	6,021	30,577
HOUSEHOLDS	1,045	2,346	11,823
FAMILIES	738	1,657	8,289
AVERAGE HOUSEHOLD SIZE	2.55	2.55	2.54
OWNER OCCUPIED HOUSING UNITS	839	1,846	9,132
RENTER OCCUPIED HOUSING UNITS	206	500	2,691
MEDIAN AGE	38.9	39.4	41.6
MEDIAN HOUSEHOLD INCOME	\$60,126	\$61,098	\$59,788
AVERAGE HOUSEHOLD INCOME	\$78,440	\$81,594	\$82,004
2029 SUMMARY	3 MILE	5 MILES	10 MILES
POPULATION	2,662	6,023	30,762
HOUSEHOLDS	1,050	2,381	12,072
FAMILIES	736	1,670	8,409
AVERAGE HOUSEHOLD SIZE	2.51	2.51	2.50
OWNER OCCUPIED HOUSING UNITS	852	1,900	9,459
RENTER OCCUPIED HOUSING UNITS	198	481	2,613
MEDIAN AGE	39.2	39.7	42.1
MEDIAN HOUSEHOLD INCOME	\$68,147	\$69,164	\$68,060
AVERAGE HOUSEHOLD INCOME	\$85,549	\$89,402	\$90,191



## CLEVELAND, AL

CLEVELAND IS A TOWN IN CENTRAL BLOUNT COUNTY, ALABAMA. CLEVELAND IS 42 MILES NORTHEAST OF BIRMINGHAM AND 57 MILES SOUTH OF HUNTSVILLE. THE MOST COMMON INDUSTRIES IN CLEVELAND ARE CONSTRUCTION; EDUCATIONAL SERVICES; HEALTH CARE; AGRICULTURE, FORESTRY, FISHING AND HUNTING; FOOD; TRUCK TRANSPORTATION; AND PUBLIC ADMINISTRATION. THE NATIONAL REGISTER-LISTED SWANN COVERED BRIDGE, WHICH SPANS THE BLACK WARRIOR RIVER, LIES JUST WEST OF TOWN.