



# FOR SALE:

FOR SALE/WILL BUILD TO SUIT/GROUND LEASE

PRIME COMMERCIAL AND RESIDENTIAL PROPERTY ON ONE OF NORTHPORT'S FINEST CORNERS

**MITT LARY ROAD. AND HWY 69 N, NORTHPORT, AL**

**\$24/ SF**

## PROPERTY OVERVIEW:

- Utilities: City of Northport
- Prime property located across the street from Publix
- Excellent visibility from, and frontage on, Mitt Lary and Hwy 69
- Situated amongst sought after neighborhoods of Bell Meade, Forest Glen, and Bristol Park
- This location serves much of Lake Tuscaloosa and is only 2.7 miles from Tuscaloosa County High

## DIRECTIONS:

Property is located on the corner of Highway 69 N and Mitt Lary Road across from the Sprint Mart



	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	4,217	16,420	46,374
<b>HOUSEHOLDS</b>	1,534	6,311	18,533
<b>MEDIAN AGE</b>	37.3	37.7	39.6
<b>MEDIAN HH INCOME</b>	\$103,450	\$101,750	\$94,256
<b>% ANY COLLEGE</b>	15.8%	19.6%	18.9%
<b>DAYTIME POPULATION</b>	2,512	10,177	42,431



**HARWOOD REAL ESTATE LLC**

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# LOT C-1 THROUGH C-6 \$24/ SF. LOT B-1 THROUGH B-6 \$90,000 PER LOT

See Conceptual Site Plan Below

