



# BUILD-TO-SUIT/GROUND LEASE

SWC HWY 69 N & MITT LARRY RD | NORTHPORT, AL

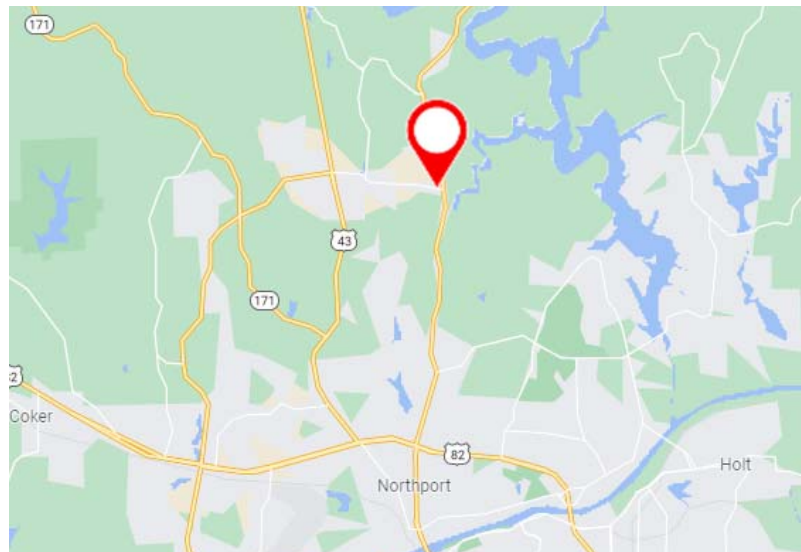
6 OUTPARCELS



## Property Highlights

- ◆ 18.77 acres mixed use site
- ◆ Great visibility & access
- ◆ Directly across the street from a brand new Publix Bristol Park
- ◆ 1,000 new homes within 1 mile of the site
- ◆ One of Tuscaloosa Counties highest growth areas with high Average Household Incomes.
- ◆ Strong traffic counts along both Hwy 69 N & Mitt Larry Rd over 41,000 vpd
- ◆ Seeking users for Gas, QSR, Medical, Car Wash, Automotive, & residential users
- ◆ See site plan for more details

	2 Mile	3 Miles	5 Miles
Population	6,939	13,199	42,784
Average HH Income:	\$86,743	\$85,232	\$92,829
Daytime Population:	605	1,481	12,153



## CONTACT

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