

**FOR SALE**

**2114 West 10<sup>th</sup> Street  
Anniston, Alabama**

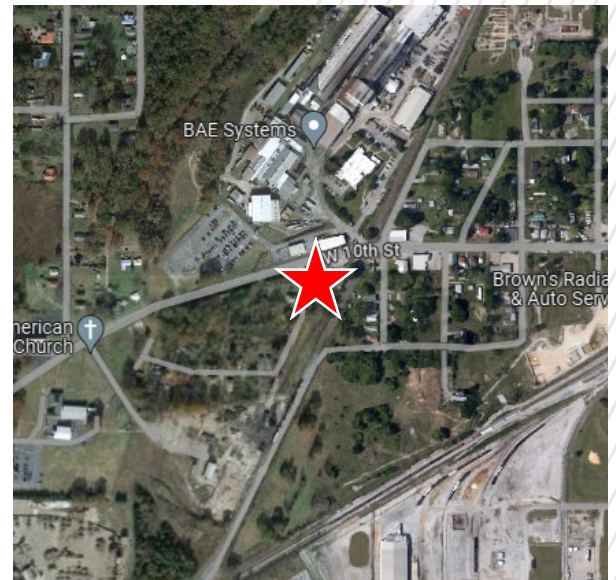


## PROPERTY HIGHLIGHTS

This site is vacant land partially paved with a small concrete slab on the property. The lot is on a road with good visibility and has good access to U.S. Highway 202.

<b>BUILDING SF</b>	N/A
<b>LAND SF</b>	5,881
<b>YEAR BUILT</b>	1976
<b>PARKING</b>	Plentiful
<b>TRAFFIC COUNTS</b>	2,000 VPD

<b>SIGNAGE TYPE</b>	N/A
<b>1-MILE (POP.)</b>	2,299
<b>3-MILE (POP.)</b>	19,912
<b>MED. INCOME</b>	\$27,861
<b>SPACE USE</b>	General Retail



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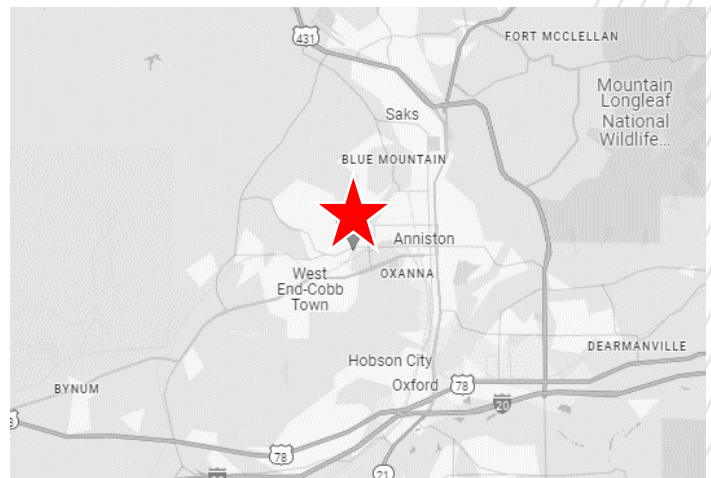
### ADDITIONAL INFORMATION

Across the street from an aerospace company. Across the street from an aerospace company. Good traffic for industrial are west of Anniston. Lot is on the road with good visibility.



### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	22-01-12-2-003-025.001
<b>2023 RE TAXES</b>	\$1,260
<b>ZONING</b>	Commercial



### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

### OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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