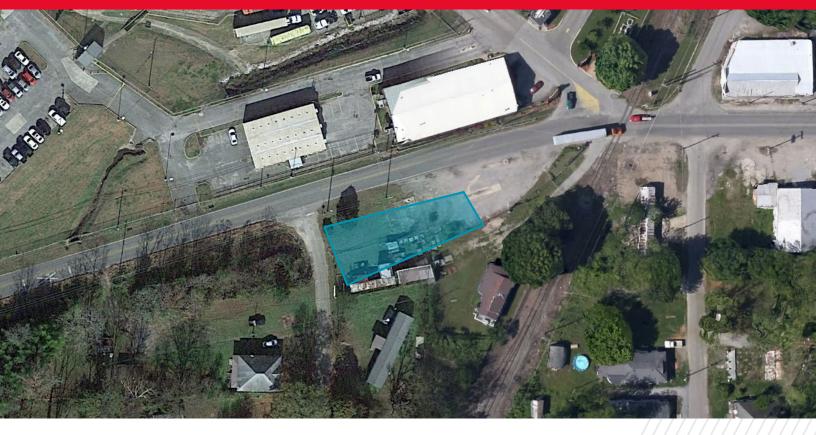


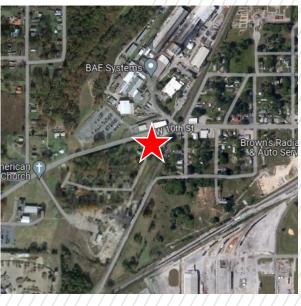
FOR SALE 2114 West 10th Street Anniston, Alabama



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.

BUILDING SF	N/A	SIGNAGE TYPE	N/A
LAND SF	5,881	1-MILE (POP.)	2,299
YEAR BUILT	1976	3-MILE (POP.)	19,912
PARKING	Plentiful	MED. INCOME	\$27,861
TRAFFIC COUNTS	2,000 VPD	SPACE USE	General Retail



JEFF SCHEIDEGGER Account Manager +1 314 384 8662

Jeff.scheidegger@cushwake.com

JAMES LEWIS Transaction Manager +1 314 391 2757 James.lewis@cushwake.com HUNTER HOUSTON Leasing and Brokerage +1 205 314 5548 hhouston@egsinc.com WILLIAM LEDBETTER Vice President +1 205 314 5561 wledbetter@egsinc.com

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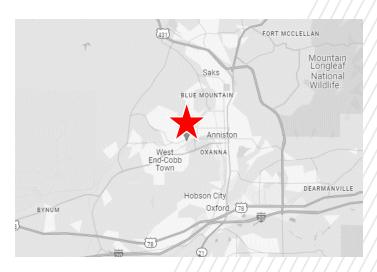
ADDITIONAL INFORMATION

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

TAX PARCEL ID	22-01-12-2-003-025.001
2023 RE TAXES	\$1,260
ZONING	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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