



FOR SALE

BUILDING AND LAND PROPERTY ON US 280

11313 & 11321 Highway 280, Westover, AL 35078

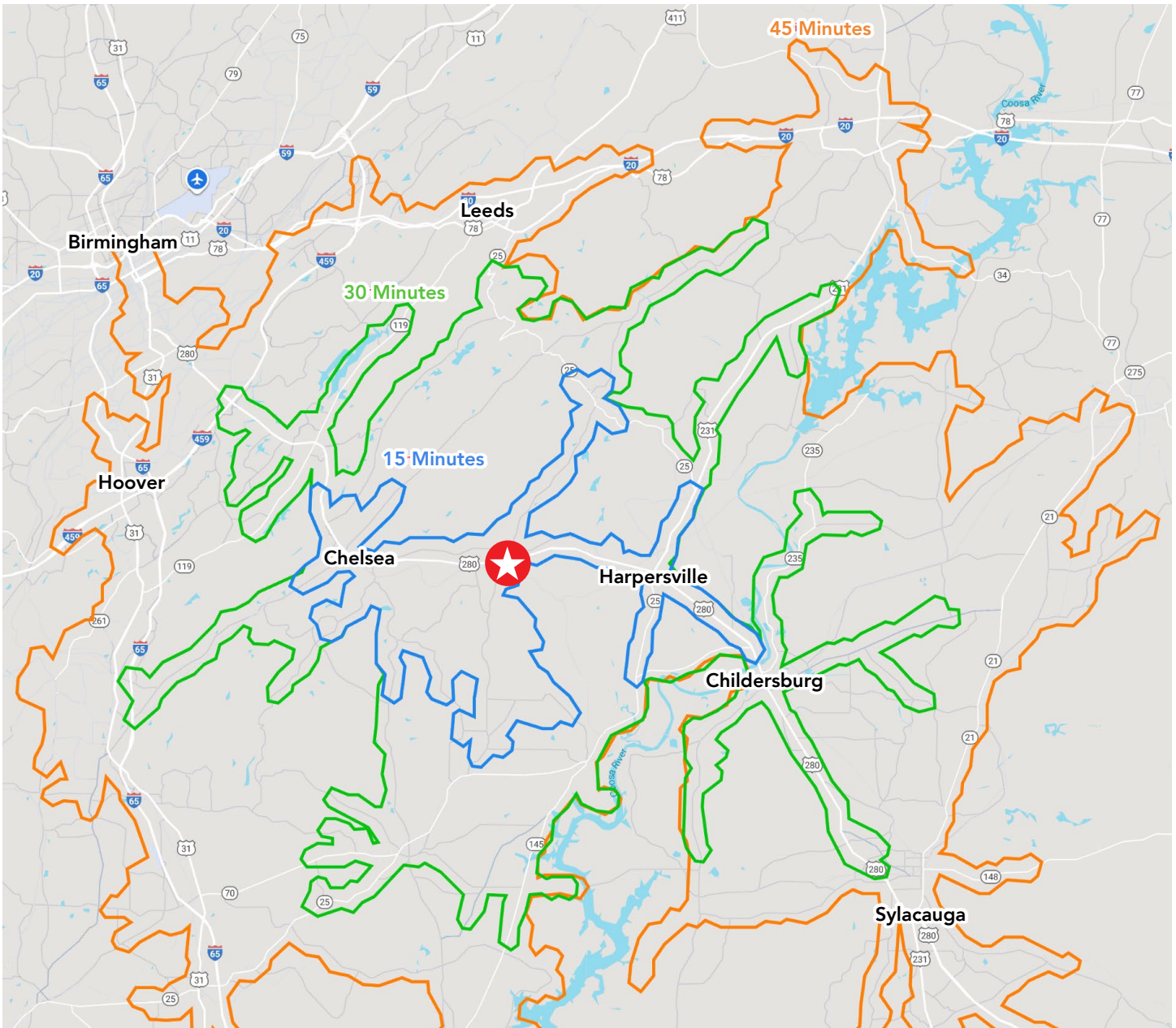
PROPERTY OVERVIEW

- **ASKING PRICE:**
Call For Pricing
- **SIZE:**
Total Lot: ± 6.34 Acres
Building 1: $\pm 2,888$ SF
Building 2: $\pm 7,000$ SF
- **LOCATION:**
Ideally located along US 280
with traffic counts of 22,278
AADT
- **NEARBY BUSINESSES:**
Rambo Marine, Wan Bon
Gas, Honea Family Dentist,
Skier's Marine, National Water
Services, Wildcat Construction,
Dollar General & Shaw Motors



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DRIVE TIMES

10 Minutes to Chelsea
40 minutes to Downtown

25 minutes to I-65
35 minutes to I-20

15 minutes to Childersburg
25 minutes to Alabaster

NORMAN TYNES
ntynes@harristynes.com | 205.458.8105

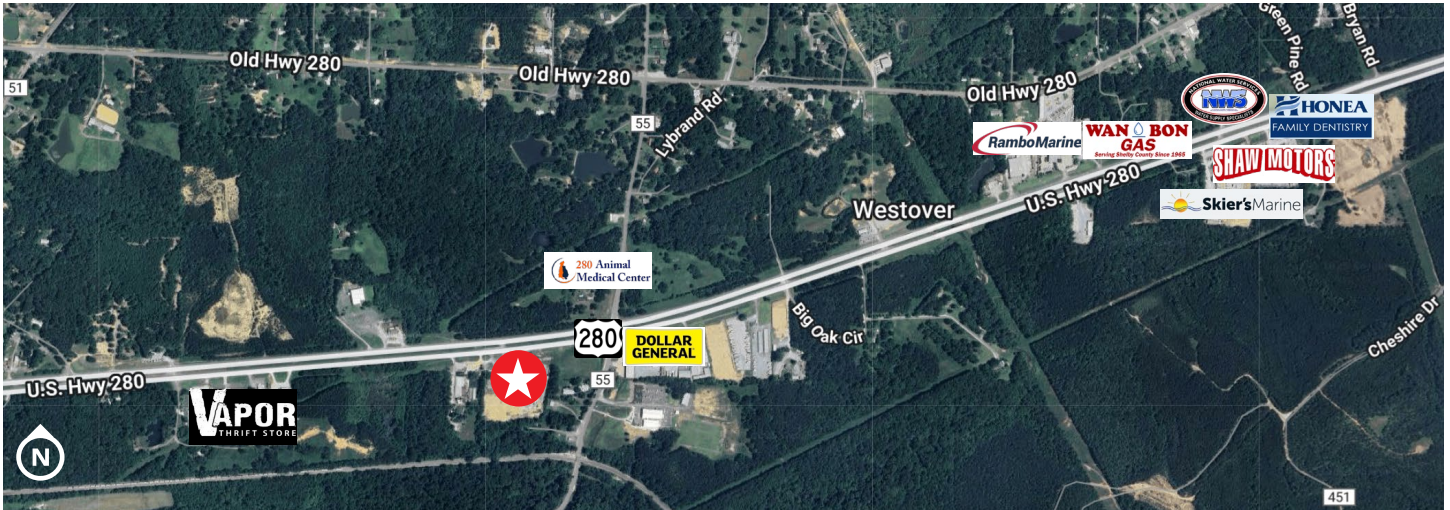
For More Information: HarrisTynes.com
2 North 20th St, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, Harris Tynes makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.



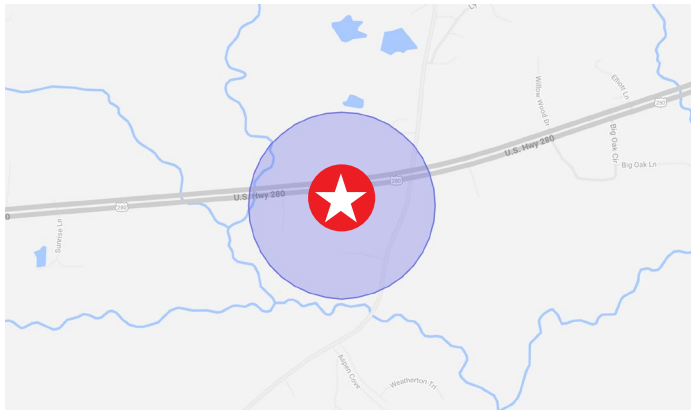
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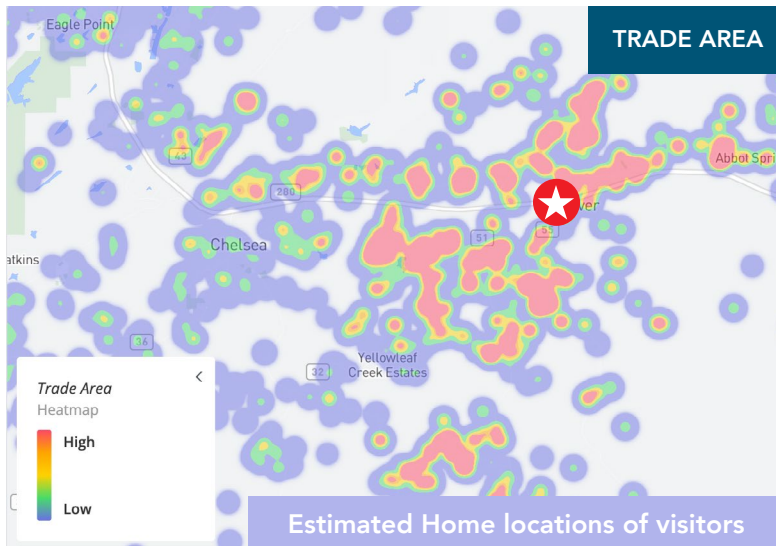


12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	104.3K
Visitors	36.4K
Visit Frequency	2.86x
Avg Dwell Time	49 minutes
Traffic Counts	22,270+ AADT On US 280



TRADE AREA



1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	418	5,761	9,894
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Estimated Households	167	2,189	3,758
INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$106,118	\$124,597	\$122,651

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