

4240 FLORENCE BLVD | FLORENCE, AL

RETAIL PROPERTY FOR SALE



LOCATION

4240 Florence Blvd
Florence, AL 35634



SIZE

3,569 SF | Stand-Alone Building



PRICE

\$1,550,000 | 2025 NOI: \$82,290

PROPERTY HIGHLIGHTS:

- Built in 2019, this single-tenant Burger King is positioned along a highly traveled retail corridor with strong visibility and easy access. The property features a freestanding building with drive-thru service, on-site parking, and benefits from consistent traffic counts with close proximity to national retailers, restaurants, and surrounding residential neighborhoods.
- Lease expiration: 11/16/2041
- Percentage Rent
- Absolute NNN Lease



CRUNKLETON
COMMERCIAL REAL ESTATE GROUP

FOR MORE INFORMATION:

Zac Buckley | Broker



256-384-7607

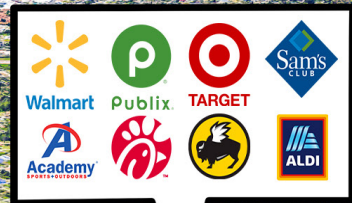


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SITE RETAIL MAP



6 Miles to Downtown Florence
University of North Alabama
10,000+ Students



Wilson Lake
Tennessee River



Hwy 72 / Florence Blvd
\$2,000 VPD



Shoals Area Population

150,000+

Average Household Income

\$72,000+



Key Facts

4240 Florence Blvd, Florence, Alabama, 35634 12
Ring of 35 miles

KEY FACTS

303,999

Population



2.3

Average
Household Size

41.9

Median Age

\$62,295

Median Household
Income

BUSINESS



9,374

Total Businesses



101,688

Total Employees

EMPLOYMENT



51.1%

White Collar



32.5%

Blue Collar



16.4%

Services

4.1%

Unemployment
Rate



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