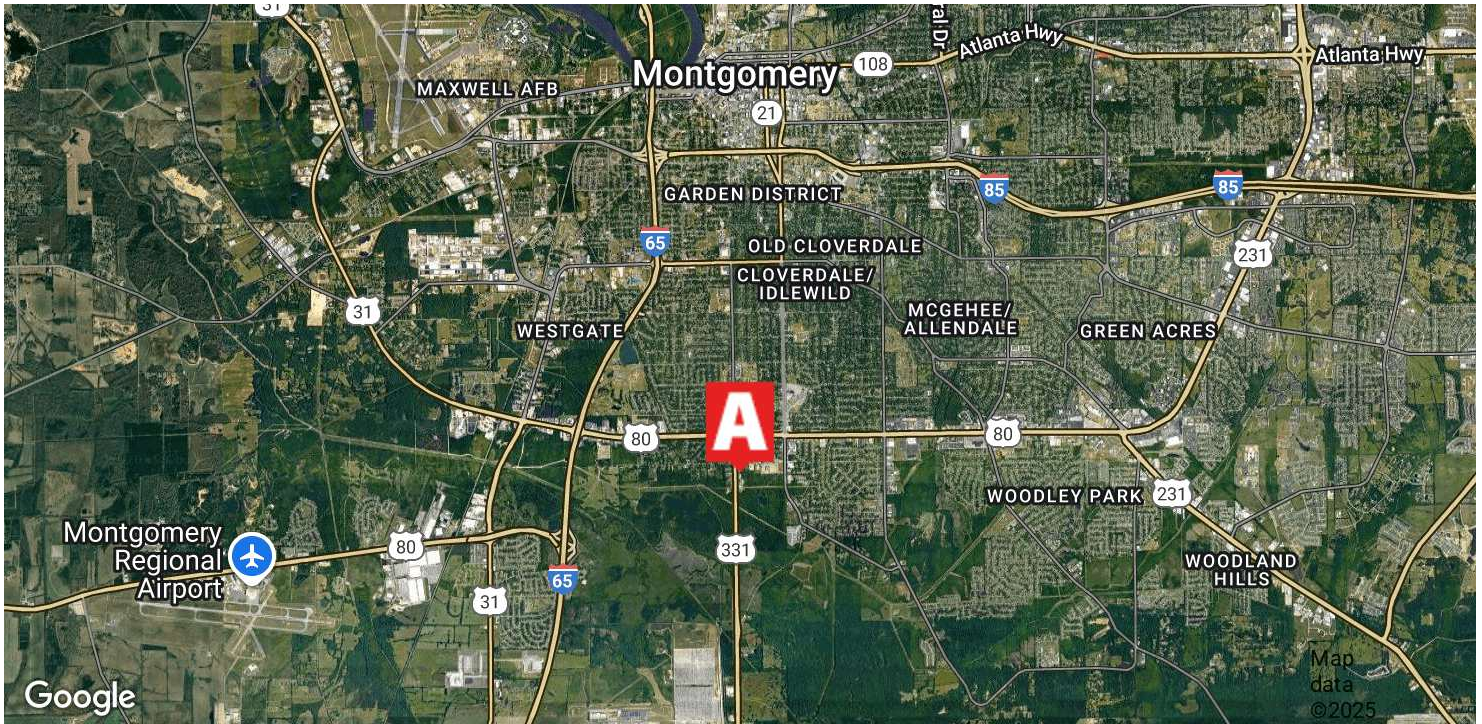


# BUSINESS RELOCATING

4721 S Court Street and 4644 Endover Drive, Montgomery, AL 36105



## PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Montgomery, AL. A 1,575 SF free-standing building nestled on a large fenced lot. With frontage on both S Court St and Endover Dr, this property offers high visibility and accessibility, making it an ideal location for a retail/industrial business. Built in 1979 and zoned M-1, it presents a versatile space for various commercial ventures. Whether you're seeking a new business location or an investment opportunity, this property's strategic positioning and desirable features make it a standout choice in the Montgomery area.

## LOCATION DESCRIPTION

Conveniently located on Hwy 331 with easy access to E South Boulevard and minutes from Hope Hull/Hyundai.

## PROPERTY HIGHLIGHTS

- Large Fenced Lot
- 1575 SF Building
- Frontage on S Court St and Endover Dr

## OFFERING SUMMARY

Sale Price:	\$157,000
Price per SF:	\$99.68
Lot Size:	0.7 Acres
Building Size:	1,575 SF
Year Built:	1979
Zoning:	M-1
Traffic Count:	11,127

## PRESENTED BY:

### Mickey Griffin

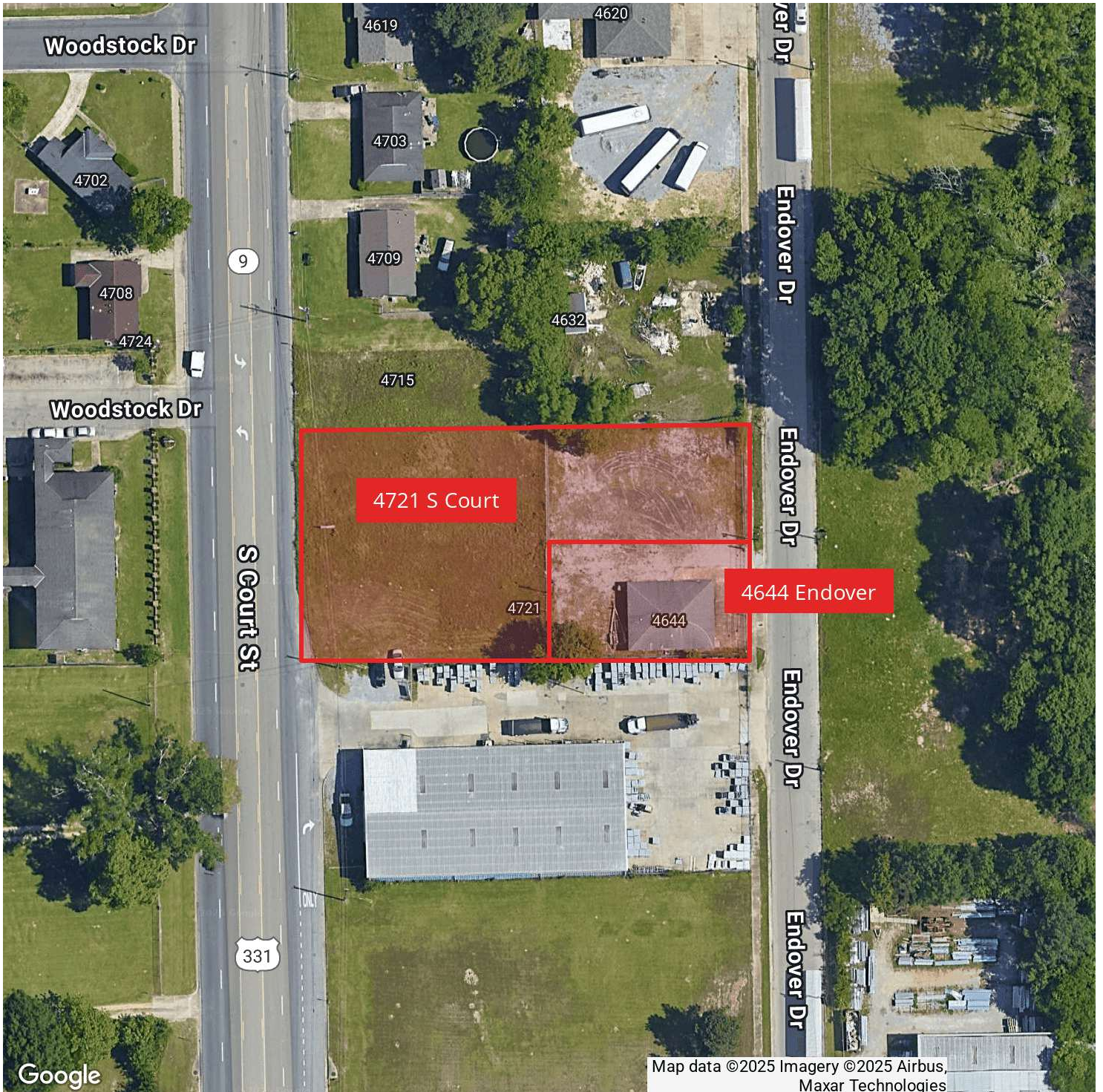
Director of Corporate Services  
334.462.4446  
mickey.griffin@aronov.com

### aronovcommercial.com

3500 Eastern Boulevard  
Montgomery, AL 36116

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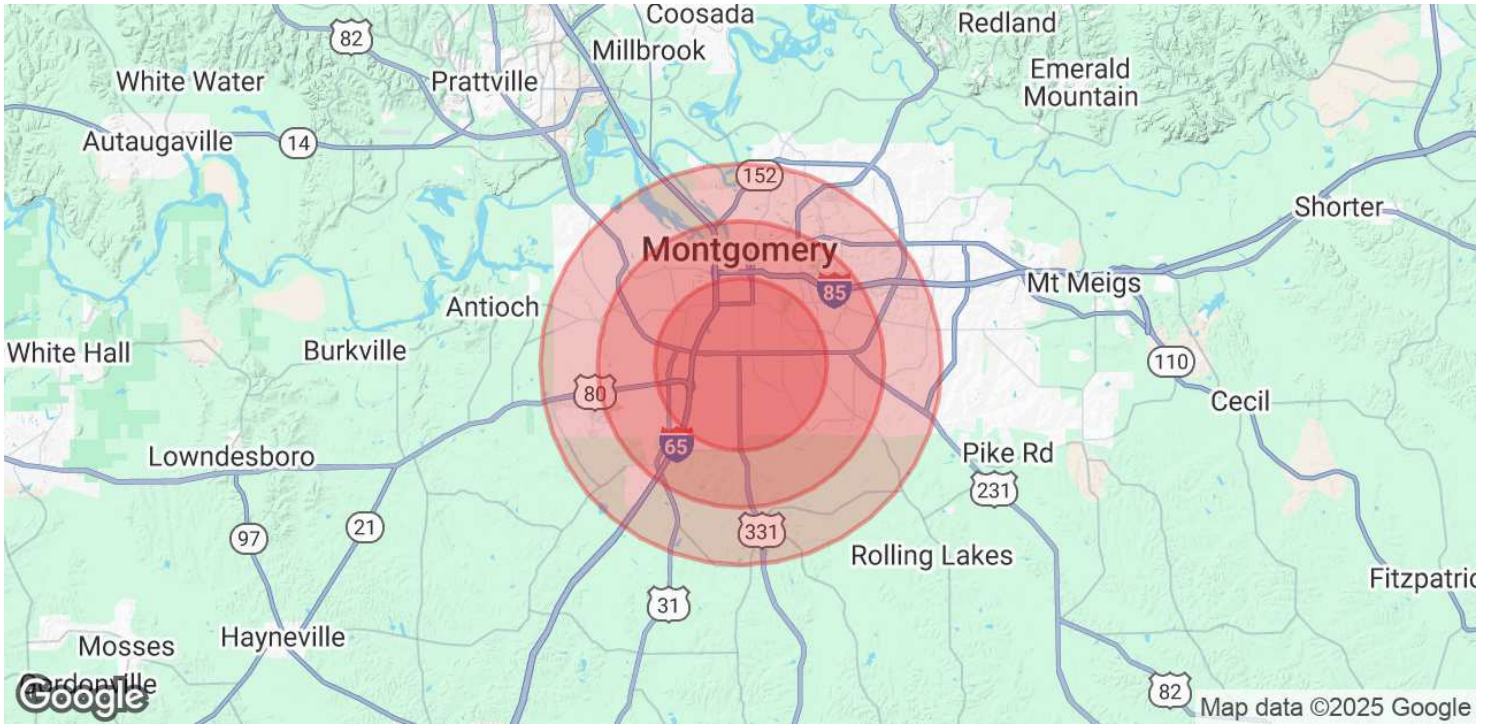
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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
Total Population	36,433	95,947	135,609
Average Age	41	39	39
Average Age (Male)	39	37	38
Average Age (Female)	42	41	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
Total Households	15,119	39,247	56,222
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$63,792	\$59,159	\$62,319
Average House Value	\$181,129	\$169,263	\$175,009

Demographics data derived from AlphaMap

**PRESENTED BY:**

**Mickey Griffin**

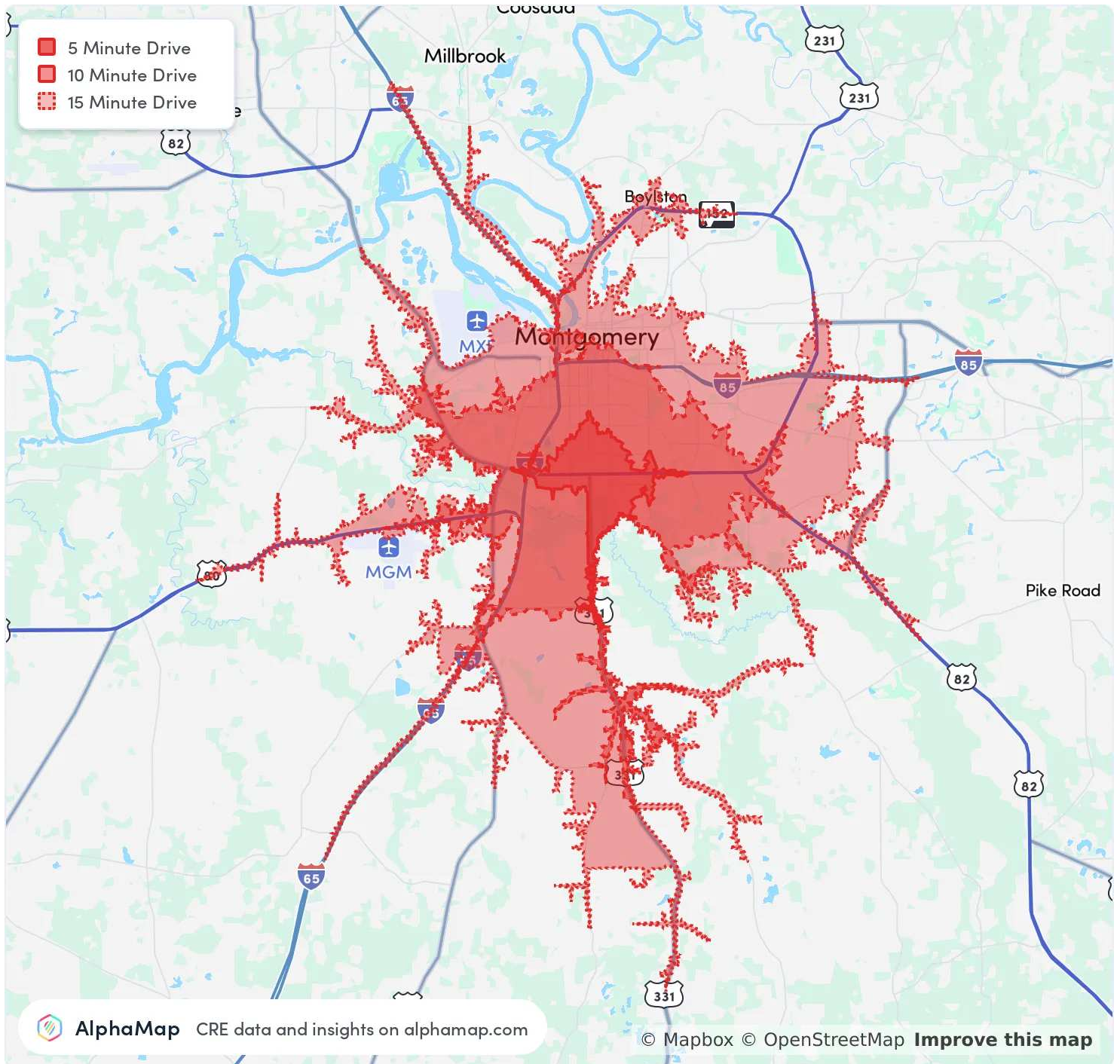
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Map and demographics data derived from AlphaMap

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