

# FLINTRIDGE SHOPPING CENTER OUTLOTS

Aaron Aronov Dr at E J Oliver Blvd, Fairfield, AL 35064



## PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity at the intersection of Aaron Aronov Dr and E J Oliver Blvd in Fairfield, AL. Boasting Commercial zoning, these outlots ranging in size from 0.68 to 1.16 +/- acres, offer an ideal canvas for a range of retail ventures. Their favorable location in the Fairfield area ensures visibility and accessibility for potential patrons.

## LOCATION DESCRIPTION

Discover the perfect opportunity for commercial investment at the intersection of Aaron Aronov Dr and E J Oliver Blvd. Located in Fairfield, AL, the Flintridge Shopping Center Outlots are positioned amidst a variety of commercial/retail establishments making it an ideal location for additional development. With its convenient access to major roadways including Interstate 20 and Highway 11, this location presents a strategic investment prospect for those seeking to capitalize on the potential of this retail hub.

## PROPERTY HIGHLIGHTS

- 3 Outlots Available
- 0.68 to 1.16 +/- Acres
- Zoned Commercial
- Easily Accessible Location
- Close Proximity to I-20 and Hwy 11

## OFFERING SUMMARY

Sale Price:	\$5.00 - \$8.00 SF
Lots Size Range:	0.66 - 1.02 +/- Acres
Total Acreage Available:	2.46 +/- Acres
Zoning:	Commercial
Traffic Counts:	27,950 Aaron Aronov Dr 68,228 Interstate 20/59

## PRESENTED BY:

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Montgomery, AL 36116

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STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	1	6560 Aaron Aronov Dr	30 00 14 1 012 001.006	Retail	1.16 Acres	\$150,000	Commercial
Available	2	6500 E J Oliver Blvd	30 00 14 1 012 001.005	Retail	0.68 Acres	\$142,180	Commercial
Available	3	6505 E J Oliver Blvd	30 00 14 1 012 001.004	Retail	0.71 Acres	\$93,000	Commercial

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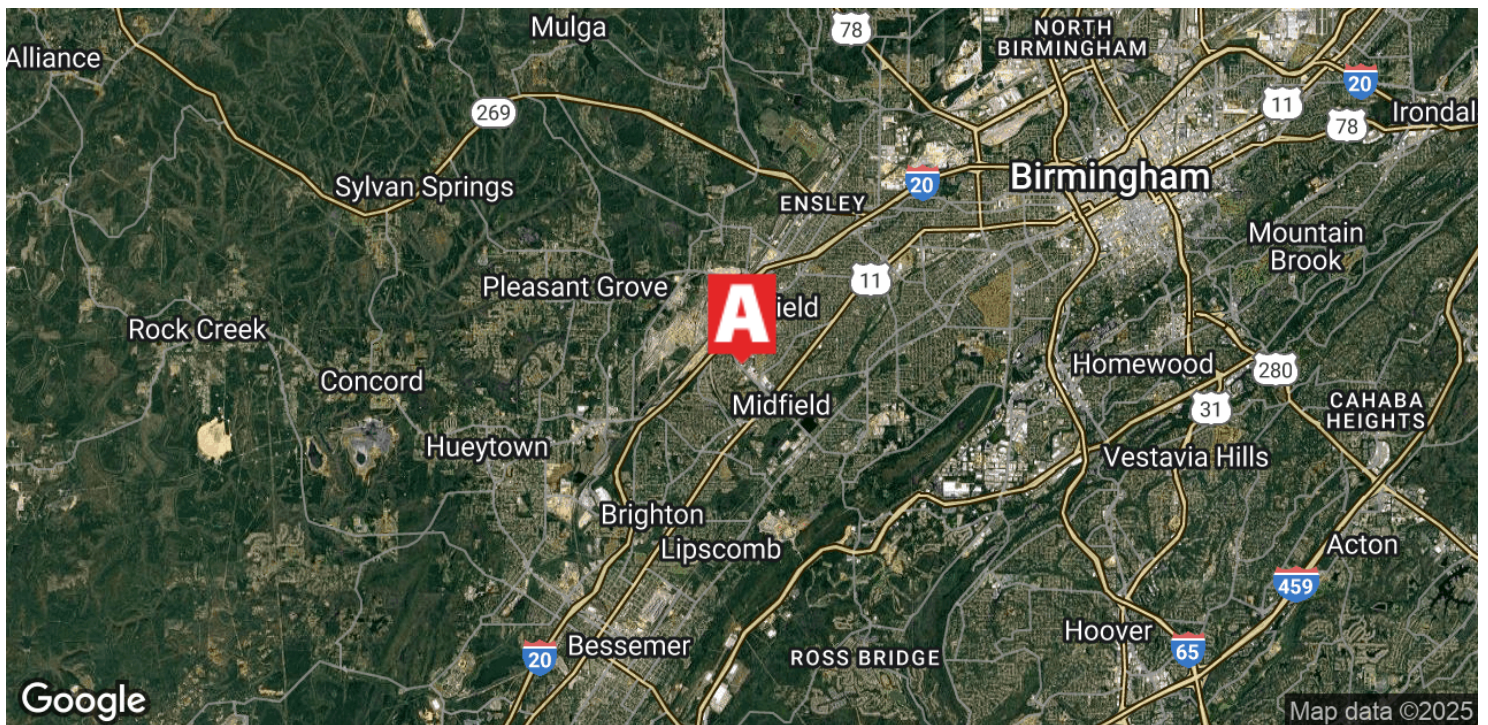
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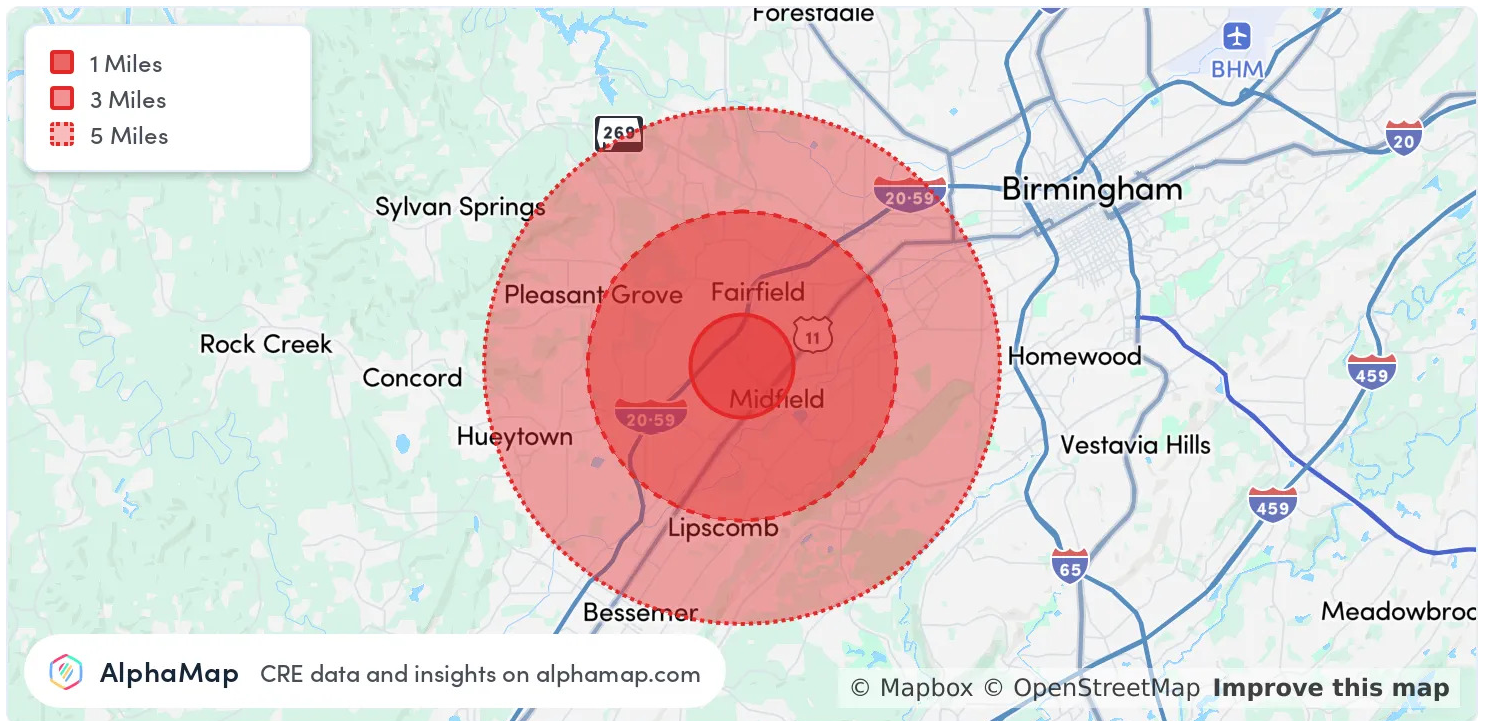
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,405	47,741	107,685
Average Age	41	42	42
Average Age (Male)	39	40	40
Average Age (Female)	43	44	43
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,804	19,885	45,606
Persons per HH	2.6	2.4	2.4
Average HH Income	\$62,889	\$55,670	\$60,239
Average House Value	\$150,474	\$128,543	\$163,853
Per Capita Income	\$24,188	\$23,195	\$25,099

Map and demographics data derived from AlphaMap

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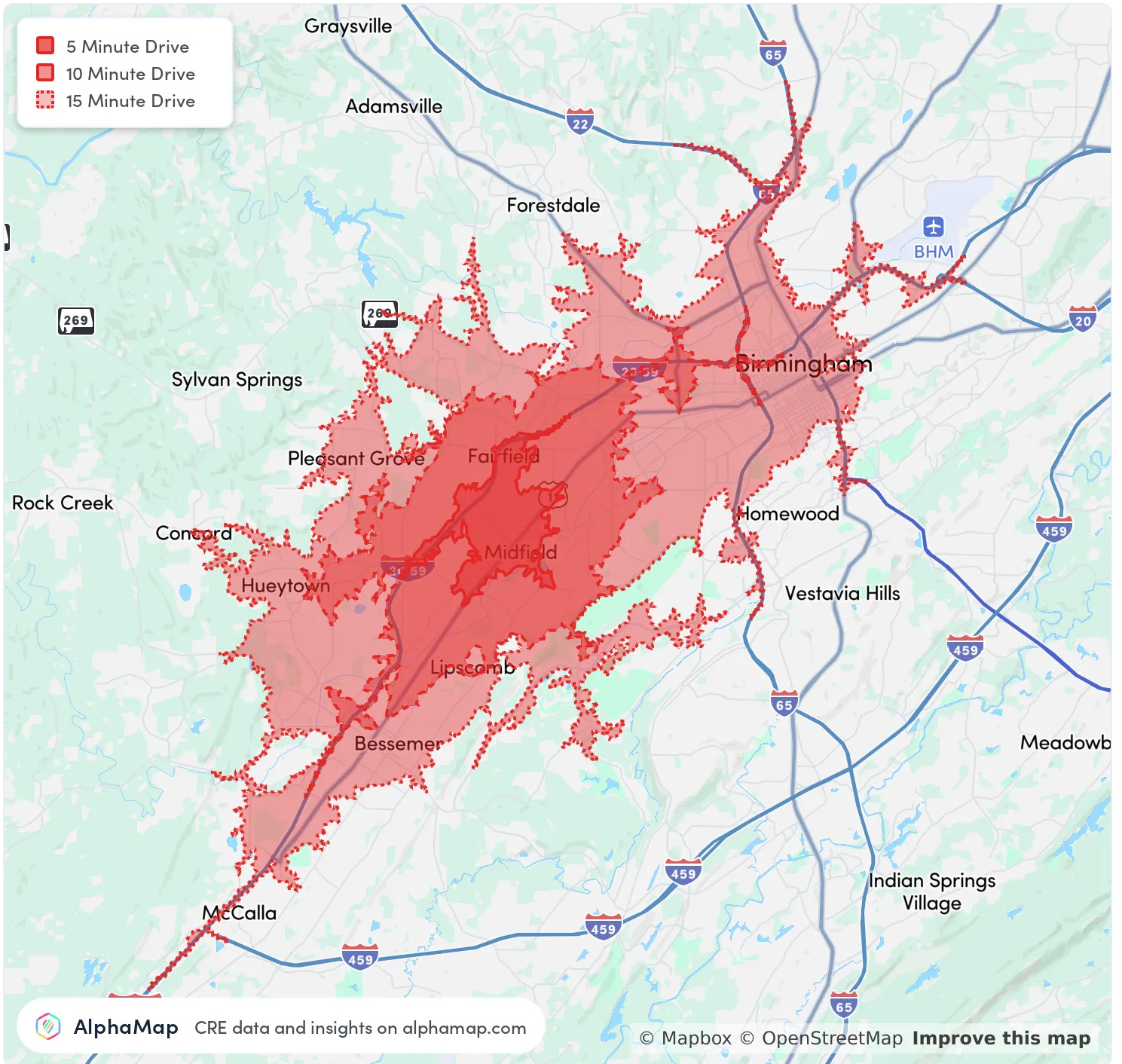
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