

FORMER KFC RESTAURANT

3226 AL-14, Millbrook, AL 36054



OFFERING SUMMARY

Sale Price:	\$1,200,000
Lease Rate:	\$9,000 Mo/Net
Available SF:	2,456 SF
Lot Size:	0.74 Acres
Year Built:	2001
Zoning:	Retail
Traffic Count:	24,259
Price / SF:	\$488.60

PROPERTY OVERVIEW

Presenting an exceptional opportunity in Millbrook, AL, this 2,456 SF Retail-zoned property is a prime asset for retail or free-standing building investors. Built in 2001, the property features included furniture, fixtures, and equipment, offering a seamless transition for prospective tenants. Boasting a convenient drive-thru and prominent pylon sign, the property is poised to attract high visibility and customer traffic. With its strategic location in the dynamic Millbrook area, this turnkey investment property is well-positioned to capitalize on the robust local market and drive sustainable returns for savvy investors.

PROPERTY HIGHLIGHTS

- 2,456 SF Building Built in 2001
- Furniture, Fixtures, and Equipment Included
- Drive-Thru and Pylon Sign
- Strategic Location in Millbrook Area

PRESENTED BY:

David Potts

Specializing in Commercial Sales & Leasing Transactions
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3500 Eastern Boulevard
Montgomery, AL 36116

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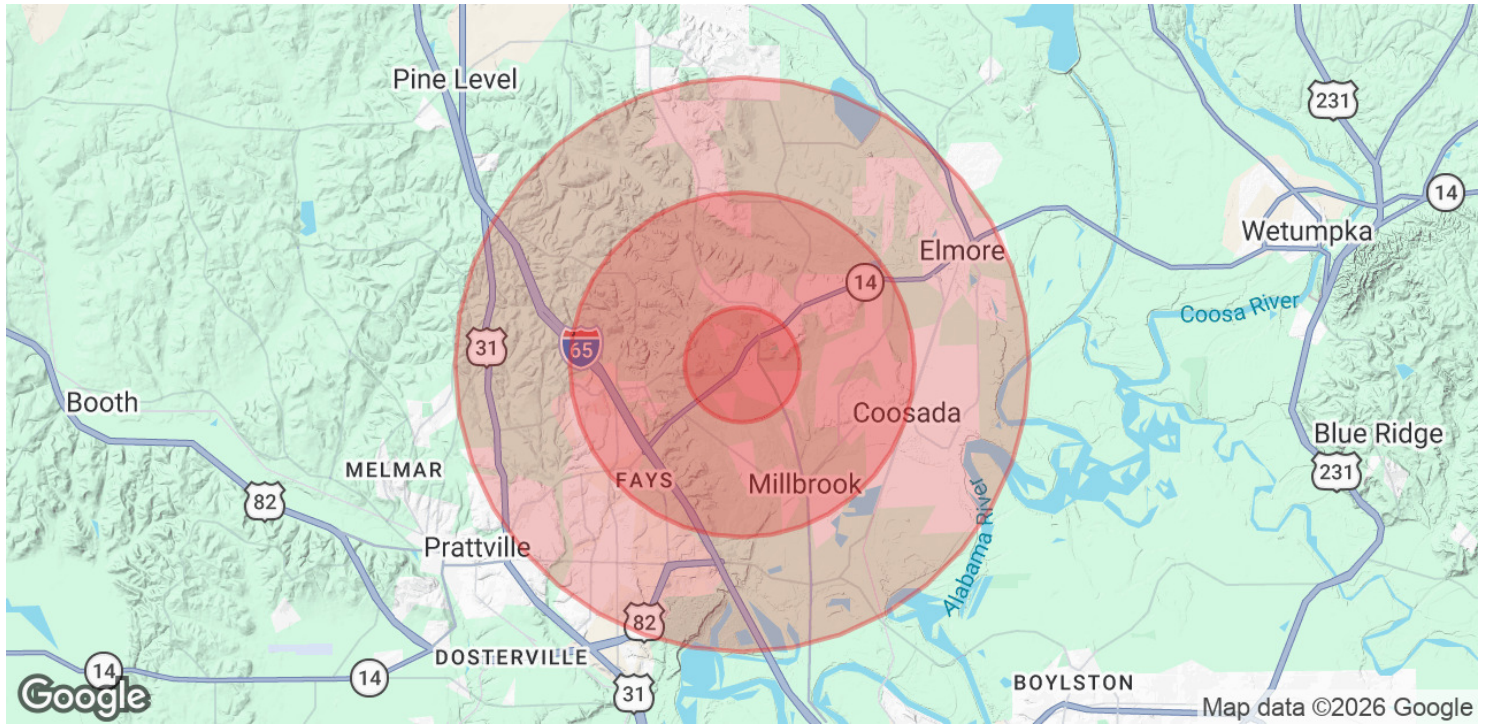
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	3,796	20,451	47,055
Average Age	34.7	36.4	37.8
Average Age (Male)	29.7	32.6	35.7
Average Age (Female)	39.8	39.4	39.8

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	1,649	7,889	17,752
# of Persons per HH	2.3	2.6	2.7
Average HH Income	\$63,848	\$82,365	\$96,115
Average House Value	\$206,791	\$230,208	\$232,853

2023 American Community Survey (ACS)

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