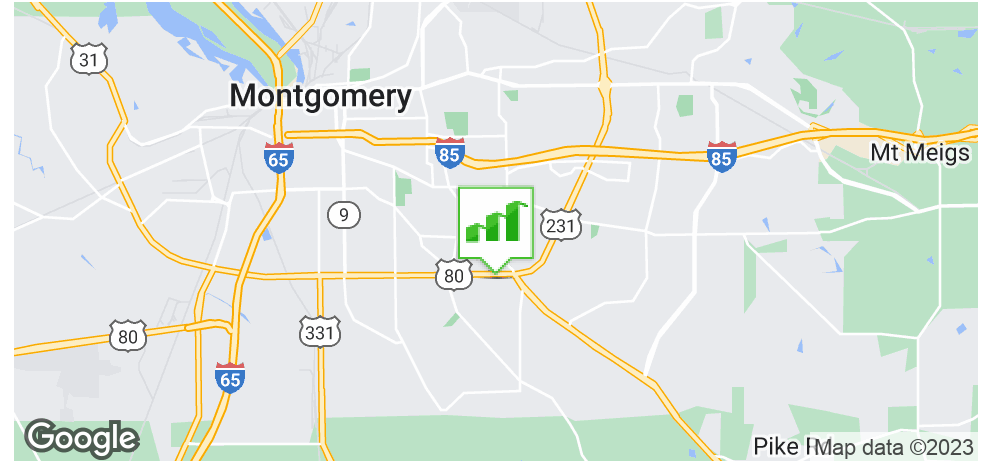


2940 E. SOUTH BLVD

MONTGOMERY, AL 36116

Executive Summary



OFFERING SUMMARY

Sale Price:	\$549,000
Lot Size:	2.64 Acres
Year Built:	1982
Building Size:	10,836
Zoning:	B-3: Highway Commercial
Price / SF:	\$50.66

PROPERTY HIGHLIGHTS

- Great Free Standing Building
- New Roof!
- Sprinkled
- Abundant Parking (140 Spaces)
- Pylon Sign
- Located across from City of Montgomery Police & Fire Station, MPACT Technical School and LAMP Magnet School; across from Trenholm State Community College - Patterson Campus
- Several multi-family housing nearby including Cara Villa Village Senior Living and Magnolia Apartments
- U.S. 231 with traffic counts of 40,350 AADT
- Frontage traffic counts of 42,474 AADT
- 2.1± Miles from Baptist Medical Center South
- 3.8± Miles from I-85



GENE CODY, CCIM

334.386.2441
gcody@mcrmpm.com

MOORE COMPANY REALTY

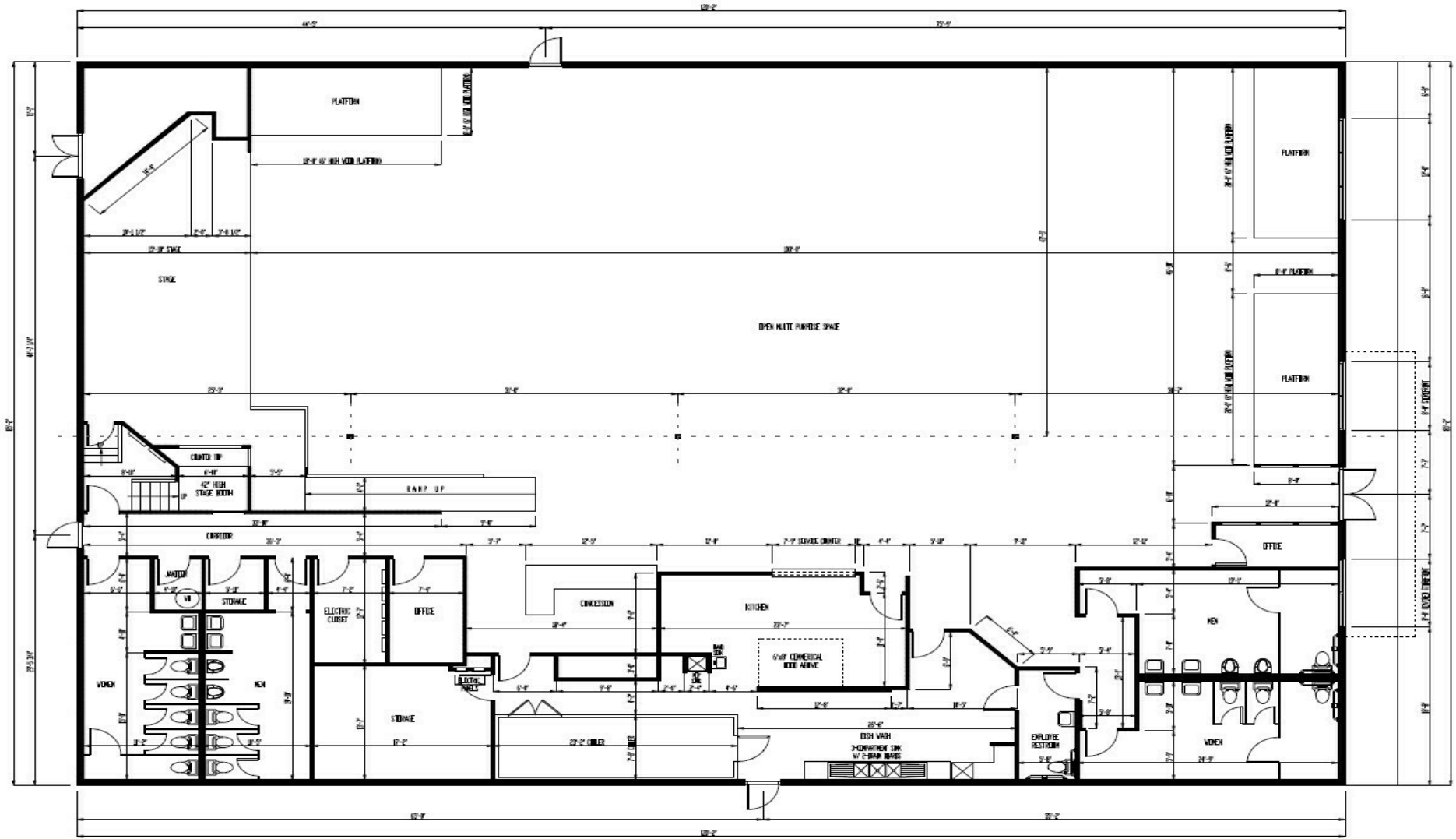
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Floor Plan



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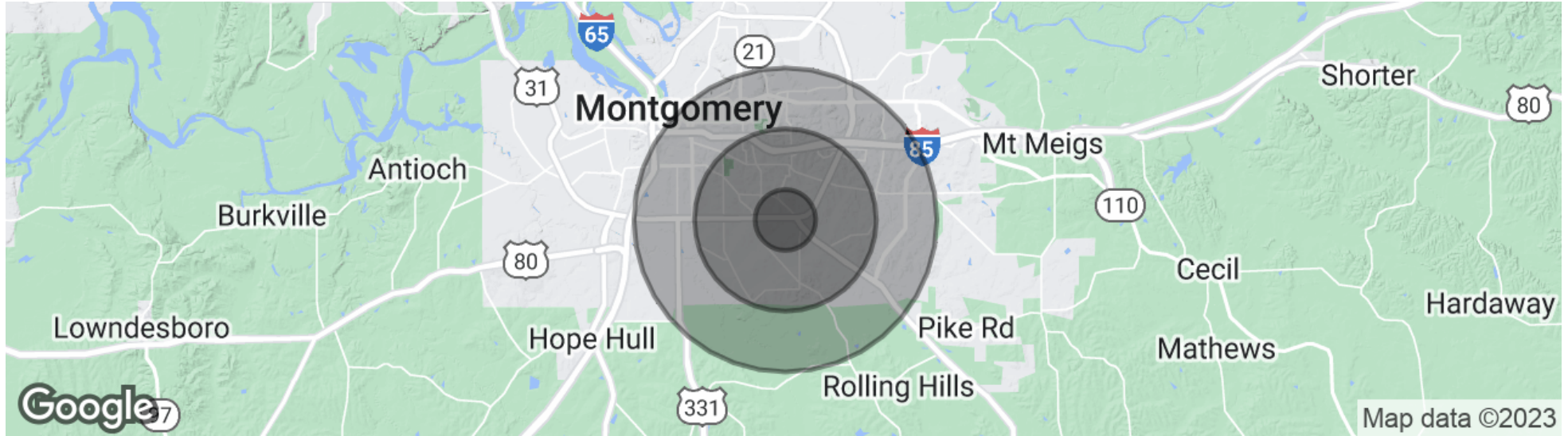
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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,447	66,063	146,672
Median age	34.1	33.2	34.0
Median age (Male)	29.2	30.3	31.8
Median age (Female)	36.6	35.3	36.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,482	26,019	58,090
# of persons per HH	2.3	2.5	2.5
Average HH income	\$50,999	\$62,972	\$60,472
Average house value	\$144,192	\$179,815	\$180,903

* Demographic data derived from 2020 ACS - US Census

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Retail Map



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