

FOR SALE

DOLLAR
GENERAL

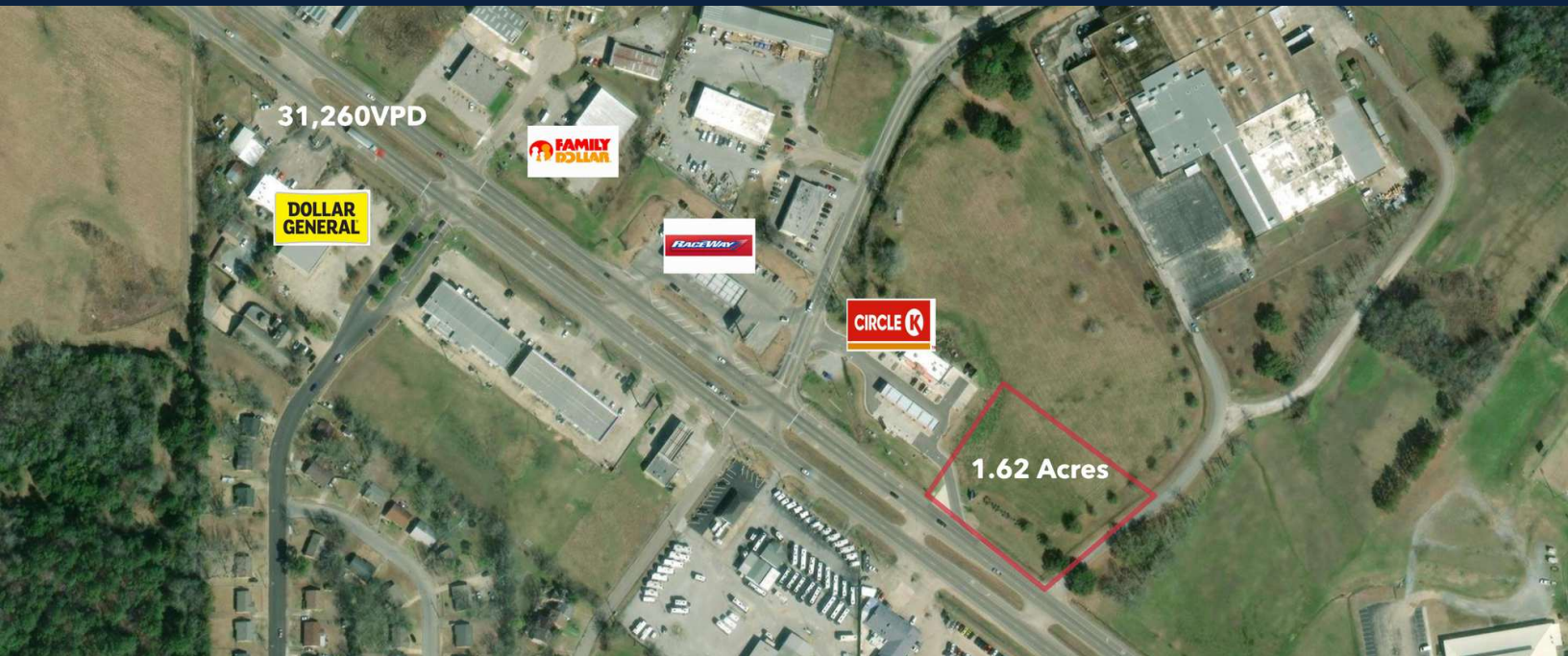
Family Dollar

CIRCLE K

WELLS PARCEL

4501 TROY HWY, MONTGOMERY, AL 36116

1.62 Acres



PROPERTY DESCRIPTION

Partners Realty presents For Sale 1.62 acres of land available for retail development. The parcel is located directly on Hwy 231 with traffic counts over 32,000 vehicles per day. This parcel is located next to a recently built Circle K convenience store. Great visibility and access for many types of retail. High traffic counts make it desirable for fast food, oil change, or a small retail store.

PROPERTY HIGHLIGHTS

- 1.62 Acres located directly on Hwy 231
- Excellent visibility and access
- High Traffic counts

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	1.62 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,499	47,493	97,120
Total Population	7,194	102,912	209,121
Average HH Income	\$51,793	\$65,652	\$60,928

REG MANTOOTH

334.277.1077

reg@partnersrealty.info

PARTNERS
REALTY
REAL ESTATE ADVISORS

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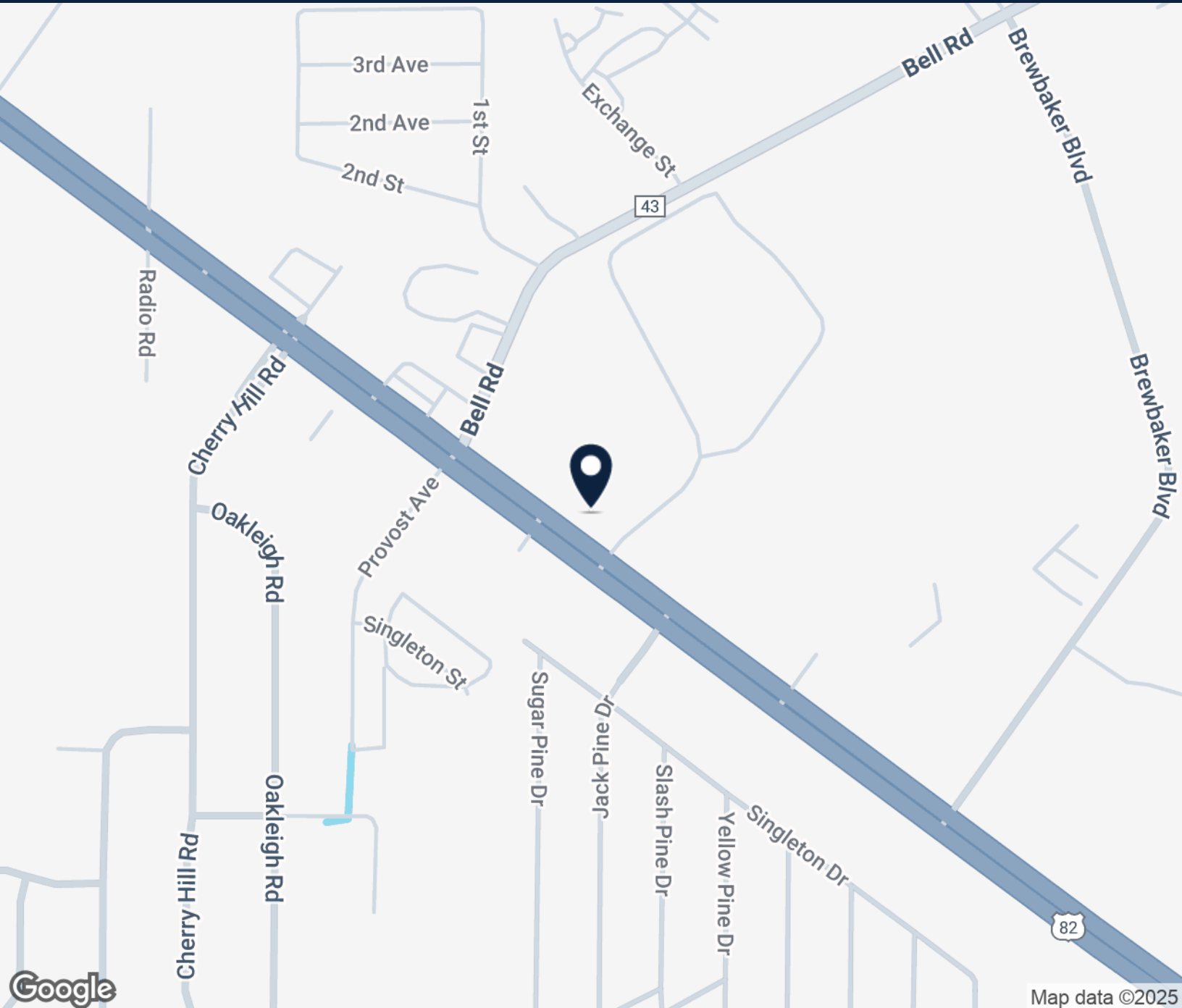
Planet Fitness

CIRCLE K

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4501 TROY HWY, MONTGOMERY, AL 36116

1.42 Acres



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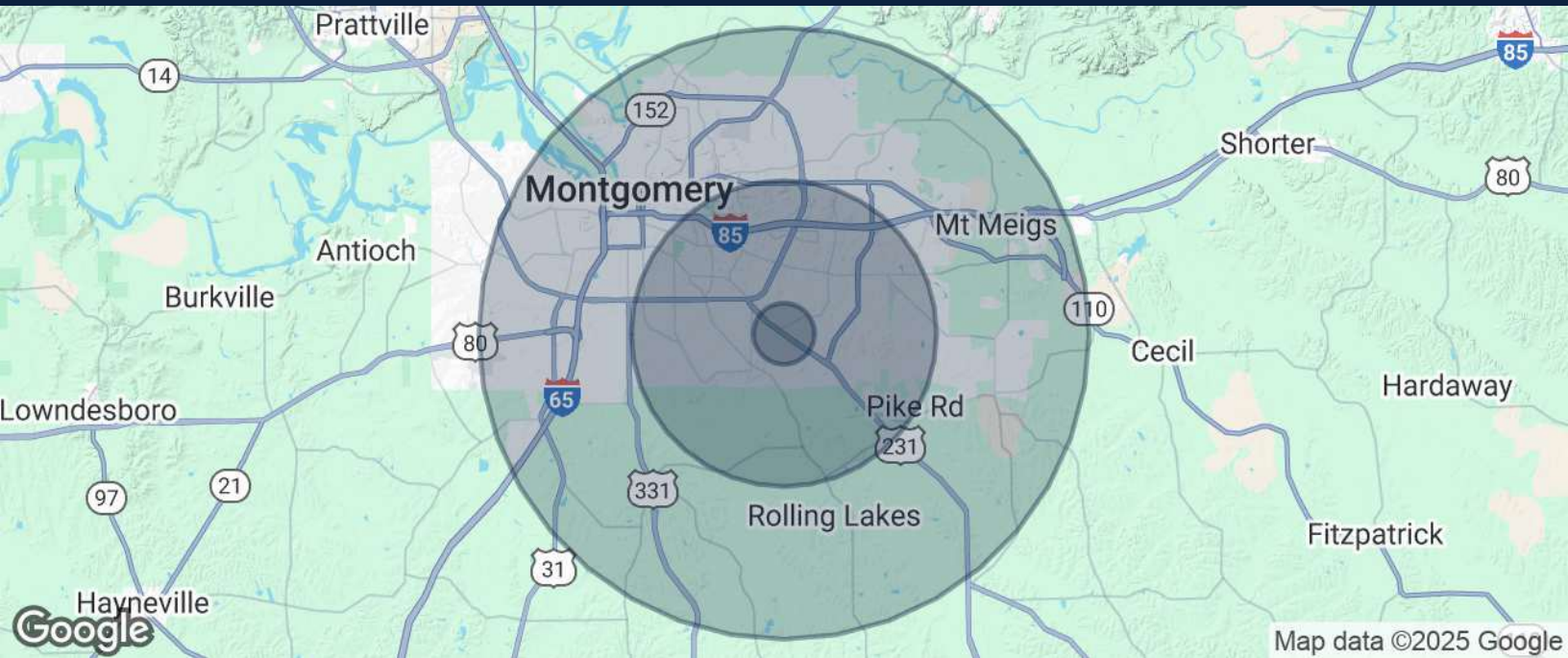
Please Visit

CIRCLE K

WELLS PARCEL

4501 TROY HWY, MONTGOMERY, AL 36116

1.42 Acres



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,194	102,912	209,121
Average Age	38.1	36.7	37.3
Average Age (Male)	28.2	33.4	34.4
Average Age (Female)	39.1	38.7	39.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,499	47,493	97,120
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$51,793	\$65,652	\$60,928

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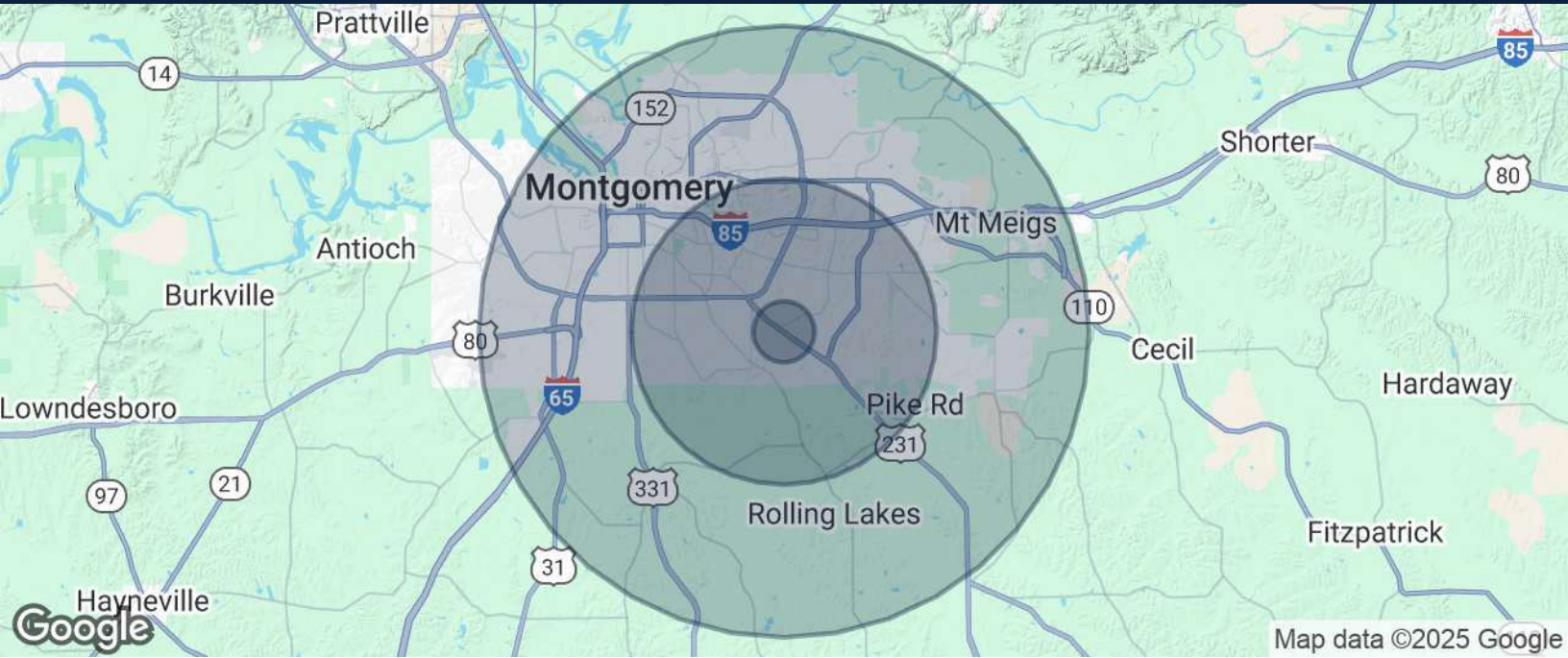
Circle K

CIRCLE K

WELLS PARCEL

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1.42 Acres



Average House Value	\$73,136	\$143,410	\$138,358
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2020 American Community Survey (ACS)

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