

FOR SALE

968 Main St

Montevallo, AL 35115



**SHANNON
WALTCHACK**



OFFERING SUMMARY

Sale Price:	\$308,720
Number of Units:	6
Lot Size:	0.31 Acres
Building Size:	3,632 SF

INVESTMENT HIGHLIGHTS

- Priced for investor to renovate and optimize the versatile floor plan for a diversified tenant mix, such as medical, legal, accounting, or creative/student use
- Strategically situated directly on Main St (Hwy 119), ensuring high visibility and easy access for clients and employees
- Located minutes from the University of Montevallo, providing a consistent demand for professional services, creative studios, or student-centric businesses
- Benefits from the Montevallo Main Street program, which has invested millions since 2016 to revitalize its downtown
- Surrounding Shelby County area boasts a median household income of approximately \$98,355

KEITH SHAMBLIN

205.515.1752
ks@shanwalt.com

WALLACE SCHMUCK

210.464.7707
ws@shanwalt.com

JOHN T. BROWN

706.469.4106
jb@shanwalt.com

**WE LOVE
REAL ESTATE**

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

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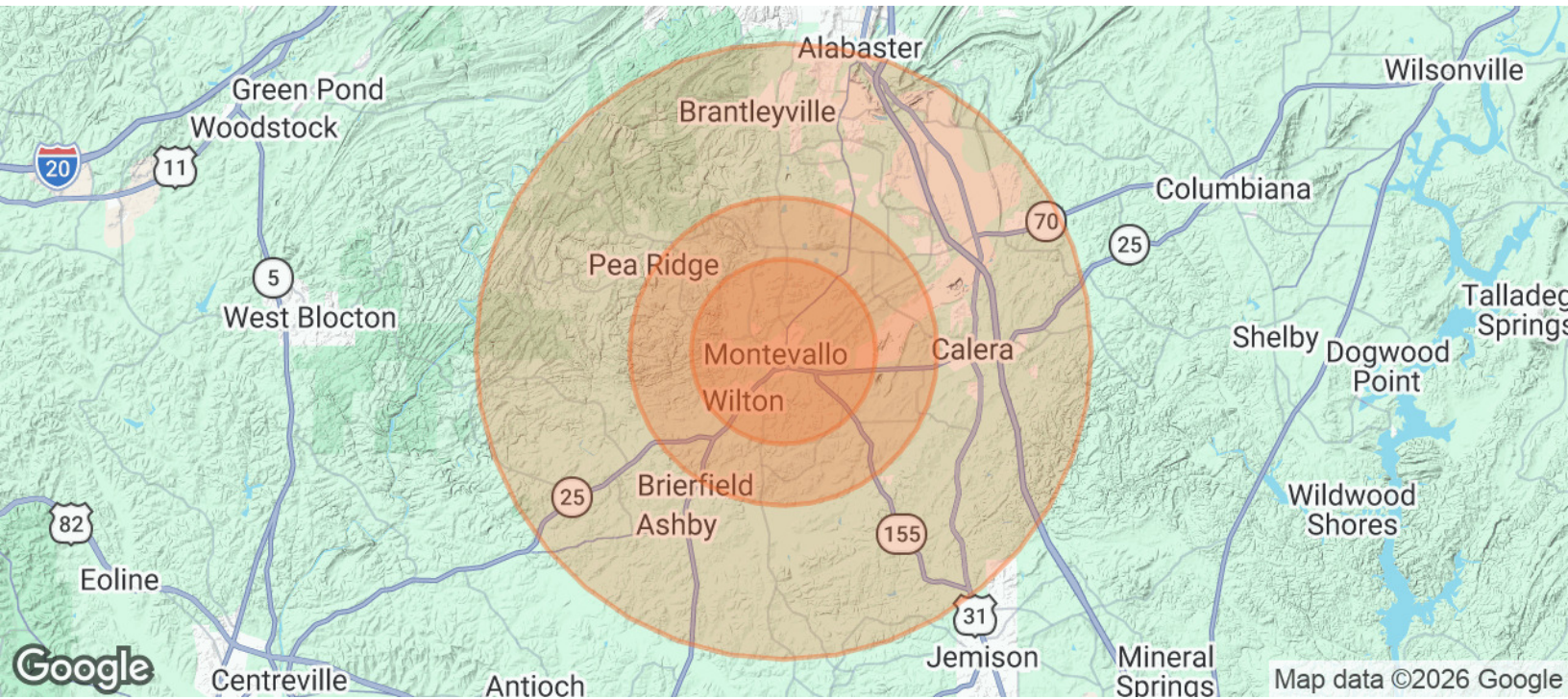
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	7,388	15,532	59,728
Average Age	32.5	35.9	37.0
Average Age (Male)	33.4	37.0	36.7
Average Age (Female)	32.3	35.0	36.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,342	5,586	21,730
# of Persons per HH	3.2	2.8	2.7
Average HH Income	\$63,069	\$74,207	\$91,272
Average House Value	\$155,515	\$195,721	\$215,761

2023 American Community Survey (ACS)

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