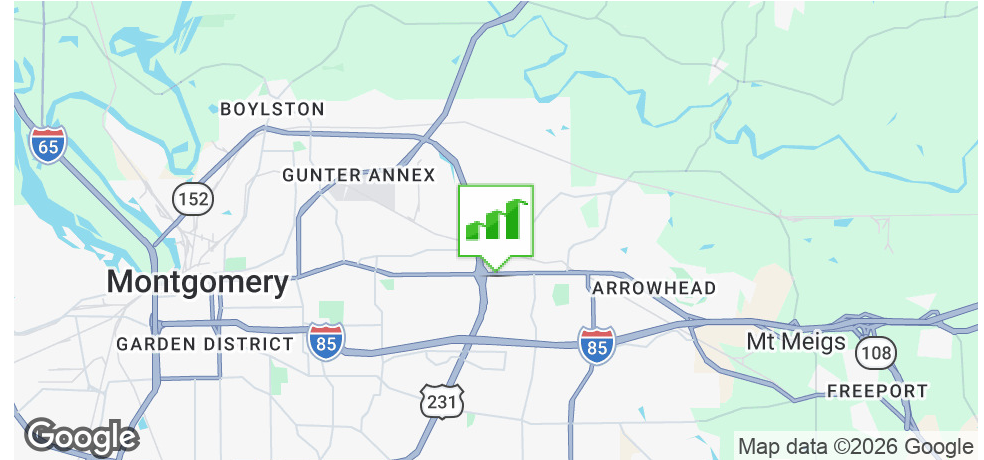


# 5670 ATLANTA HWY

MONTGOMERY, AL 36117

## Executive Summary



### OFFERING SUMMARY

Lease Rate:	\$3,500/Month
	NNN
Lease Term:	Minimum 2-3 Years
Lot Size:	±0.52 Acres
Year Built:	1985
Building Size:	±1,420
Renovated:	2018
Zoning:	B-3

### PROPERTY HIGHLIGHTS

- Price Reduced – Exceptional Value Opportunity
- High-Visibility Gas Station positioned along Atlanta Highway with impressive traffic counts of ±47,126 AADT
- Recent Capital Improvements including a brand-new HVAC system and updated canopy
- Below-Market Rental Rate offering immediate upside potential for investors or operators
- Turnkey Operation featuring the convenience store, fuel pumps, and tanks all included
- Prominent Pylon Signage for maximum exposure and brand visibility
- Strategically Located just ±0.3 miles from Eastern Blvd
- Strong Student Demographics Nearby
- ±0.7 miles to Faulkner University (3,574± students)
- ±2.2 miles to Auburn University at Montgomery (5,211± students)
- Excellent Accessibility with quick access to I-85 (±1.6 miles)

GENE CODY, CCIM, SIOR

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MOORE COMPANY REALTY

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334.262.1958 | moorecompanyrealty.com



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## Additional Photos



**GENE CODY, CCIM, SIOR**

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**MOORE COMPANY REALTY**

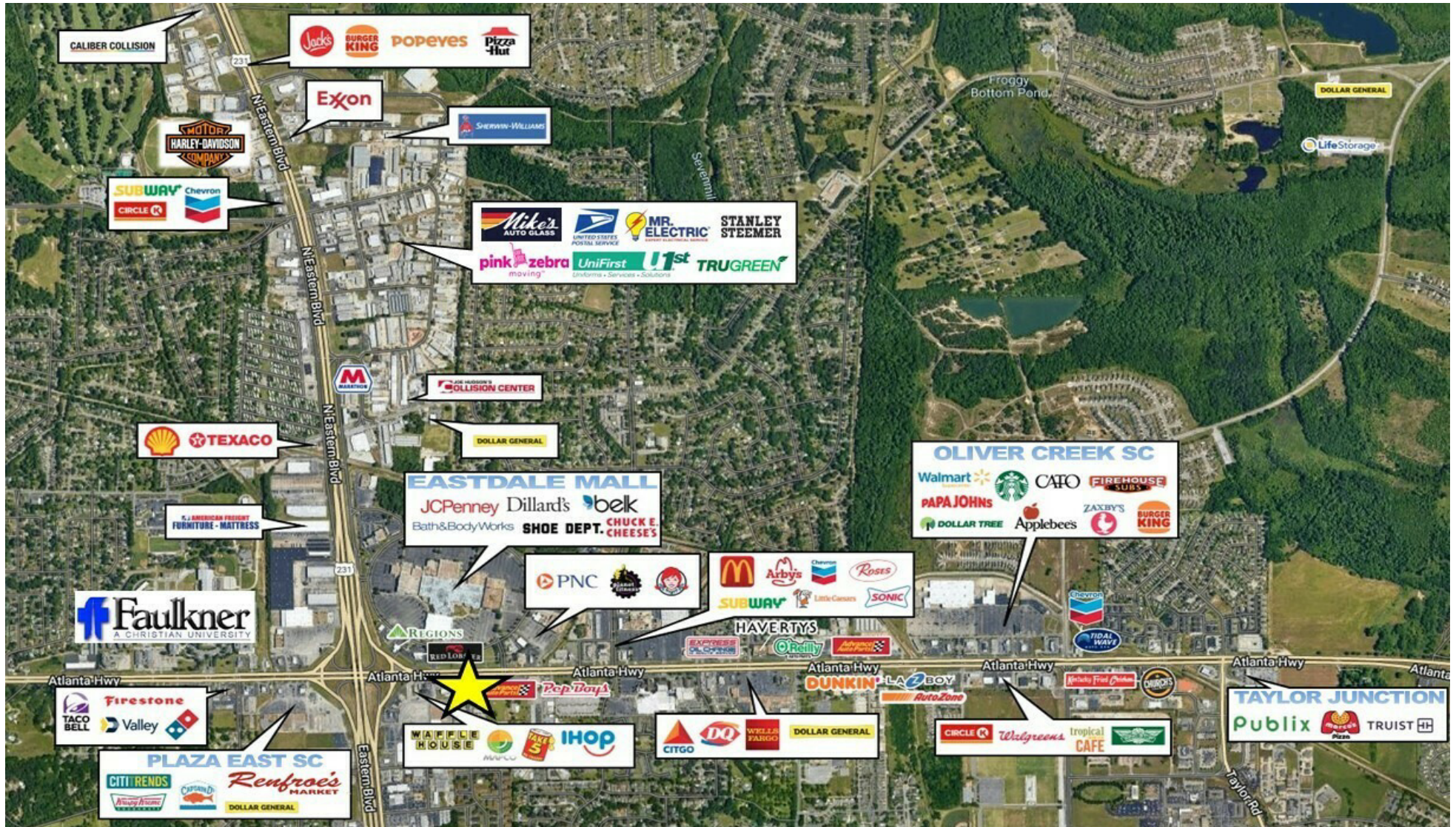
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## Retail Map



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