

MONTICELLO DR. & MONTICELLO PARK

MONTGOMERY, AL 36117

Executive Summary



OFFERING SUMMARY

Sale Price: \$71,000 - \$147,500

Lot Size: 3.21 Acres

Zoning: B-2: Business District
(Single Stores)

Price / SF: \$1.56

PROPERTY HIGHLIGHTS

- Great Location Flex Building with Yard
- With easy access to Eastern Blvd and I-85
- Major Retail Area
- Eastern Blvd. Traffic Count 58,000± AADT
- 0.2± Miles to the Eastern Boulevard
- I-85 Traffic Count 99,940± AADT
- 0.4± Miles to I-85

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3529	24650	53955
Total Population	7611	57047	129847
Average HH Income	\$65,904	\$69,554	\$69,203

GENE CODY, CCIM

334.386.2441
gcody@mcrmpm.com

MOORE COMPANY REALTY

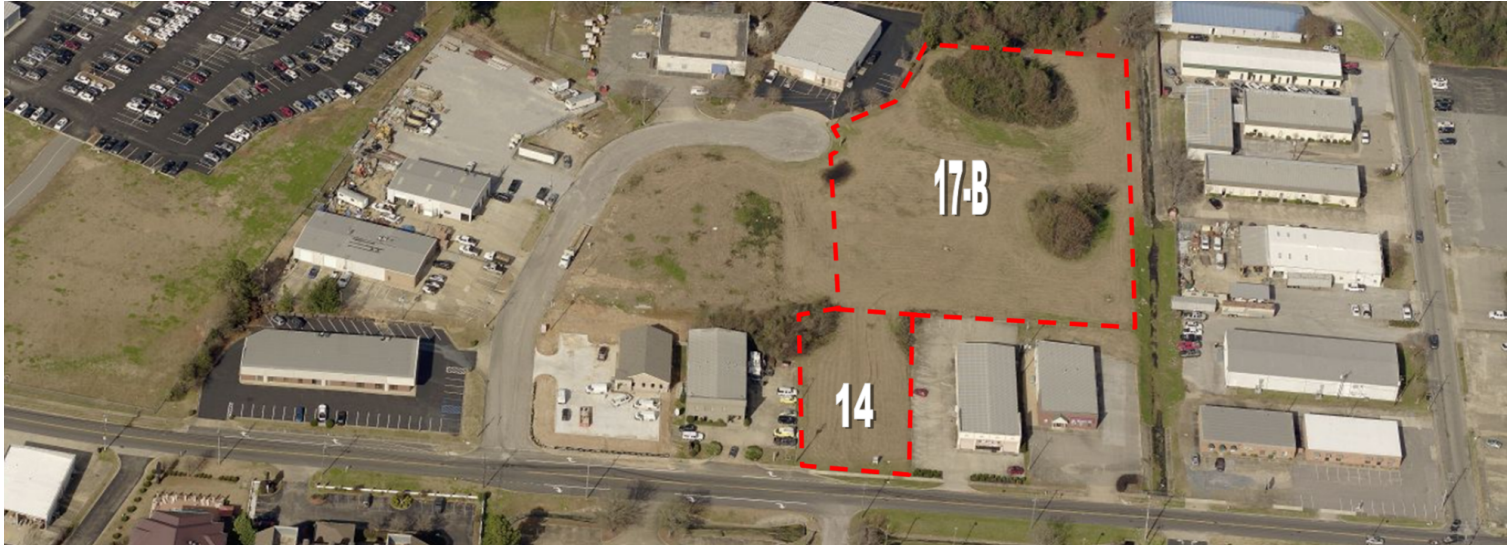
312 Catoma St #200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com



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Land Lots



OF LOTS 2 | TOTAL LOT SIZE 0.5 - 2.71 ACRES | TOTAL LOT PRICE \$71,000 - \$147,500 | BEST USE DEVELOPMENT - INDUSTRIAL - FLEX

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	14	Monticello Dr.	10 06 13 4 001 001.002	Industrial	0.5 Acres	\$71,000	B-2: Business District (Single Stores)
Available	17-B	Monticello Park	10 06 13 4 001 001.008	Industrial	2.71 Acres	\$147,500	B-2: Business District (Single Stores)

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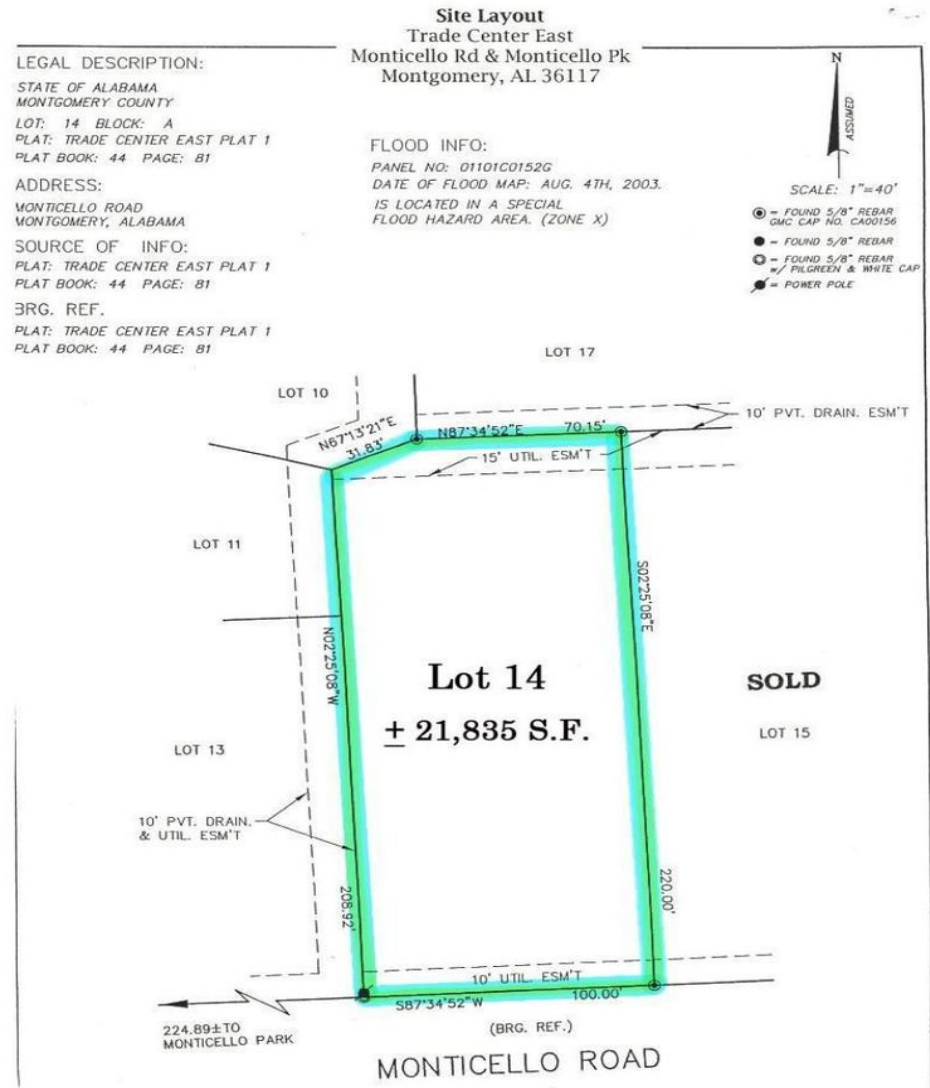
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Additional Photos



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Retail Map



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