

3129 ATLANTA HWY

MONTGOMERY, AL 36109

Executive Summary



OFFERING SUMMARY

Sale Price:	\$199,000
Lot Size:	± 0.27 Acres
Year Built:	1950
Building Size:	± 2,610
Zoning:	B-2
Price / SF:	\$76.25

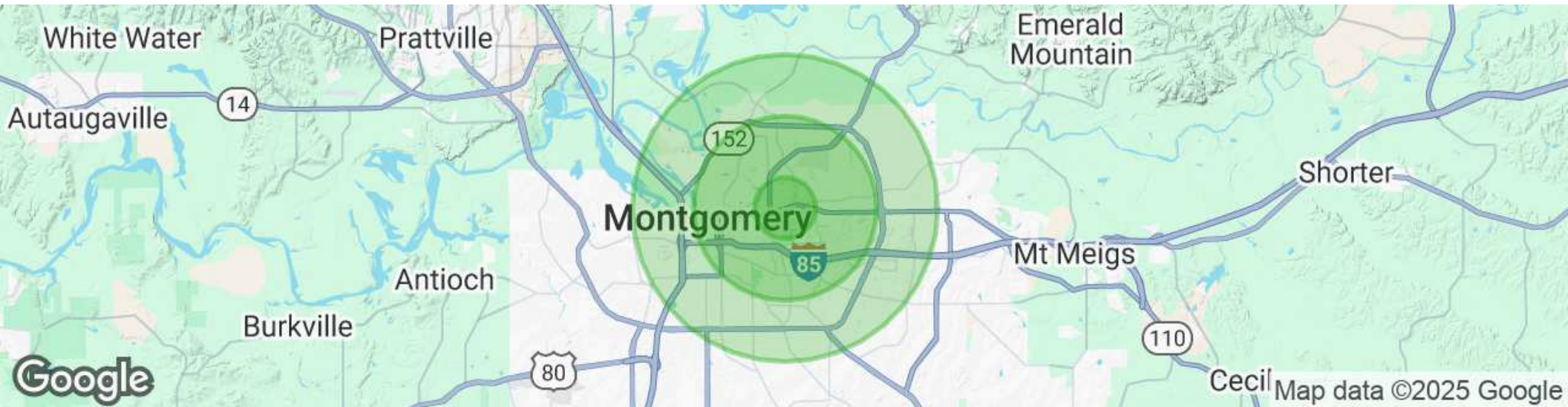
PROPERTY HIGHLIGHTS

- Prime Visibility & Exceptional Traffic Exposure Strategically located along high-traffic Atlanta Highway, boasting ±26,963 average daily vehicles (AADT), ensuring maximum exposure for any business.
- Convenient Proximity to Downtown Montgomery Just 2.3 miles from the heart of Downtown Montgomery, offering seamless access to the city's central business and cultural districts.
- Quick Access to Maxwell Air Force Base Located approximately 5 miles (a 10-minute drive) from Maxwell AFB, one of the region's largest employers and a major economic driver.
- Near Immediate Access to Interstate 85 Only 1.6 miles to I-85, providing direct regional connectivity and enhancing accessibility for commuters, customers, and logistics.
- Embedded in Established Residential Communities Surrounded by well-known, stable neighborhoods within a 2-mile radius—including Dalraida, Morningview, Forest Hills, Johnstown, and Bellehurst—offering a strong local customer base and workforce pool.

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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,308	58,277	136,890
Average Age	40	40	39
Average Age (Male)	38	38	37
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,190	23,638	57,556
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$57,034	\$69,760	\$63,681
Average House Value	\$135,029	\$186,137	\$178,255

Demographics data derived from AlphaMap

JON MASTERS, CCIM

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Retail Map



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