INVESTMENT OPPORTUNITY-EAST MONTGOMERY

3321 Kessinger Drive, Montgomery, Alabama 36116

OFFERING SUMMARY

Sale Price:	$999,000
Cap Rate:	8.5%
Lot Size:	0.8 Acres
Year Built:	2006
Building Size:	7,654 SF
Zoning:	PUD
Traffic Count:	20,324 Vaughn Rd
Price / SF:	$130.52

PROPERTY OVERVIEW

Introducing an exceptional fully leased investment property in East Montgomery. This 7, 654 square foot office building, constructed in 2006, offers a prime location and versatile space for potential investors. This property is located near the intersection of Taylor Road and Vaughn Road, across from Sturbridge Subdivision and 2 miles from I-85. With convenient access to dining, retail, and entertainment options, the area fosters a dynamic environment for business and professional growth. This is a highly sought after eastside office location with over 46,000 residents within a 3 mile radius and a 10.77% growth rate expected over 5 years.

PROPERTY HIGHLIGHTS

- Two National Tenants - Spectrum Corporate and Seraj Family Homes
- Prime Location in East Montgomery
- Versatile and Well-Maintained Interior
- Potential for Expansion
- Strategic Investment Opportunity

PRESENTED BY:

David Potts
Specializing in Commercial Sales & Leasing Transactions
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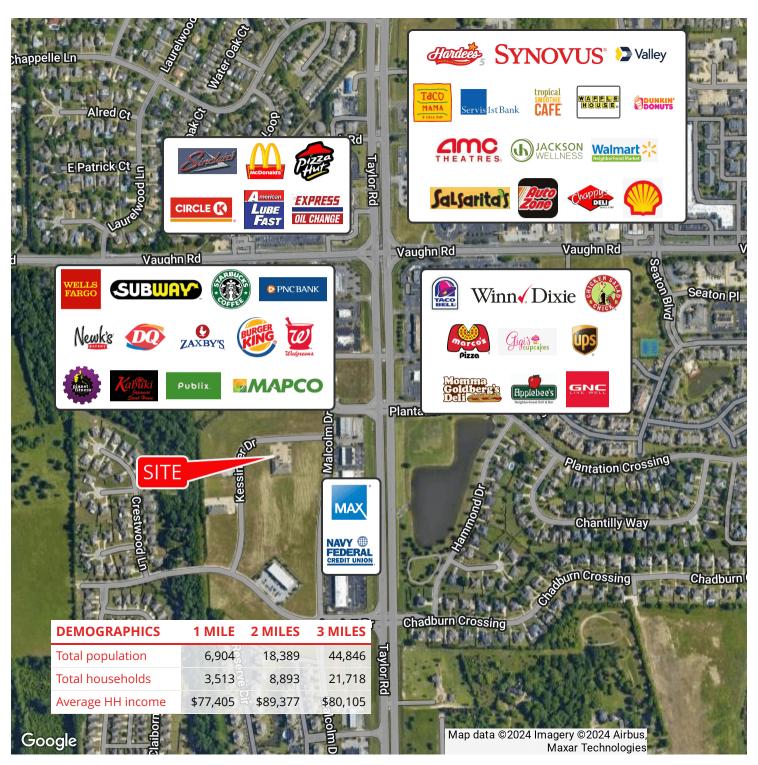334.277.1000 x228
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DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total population	6,904	18,389	44,846
Total households	3,513	8,893	21,718
Average HH income	$77,405	$89,377	$80,105

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