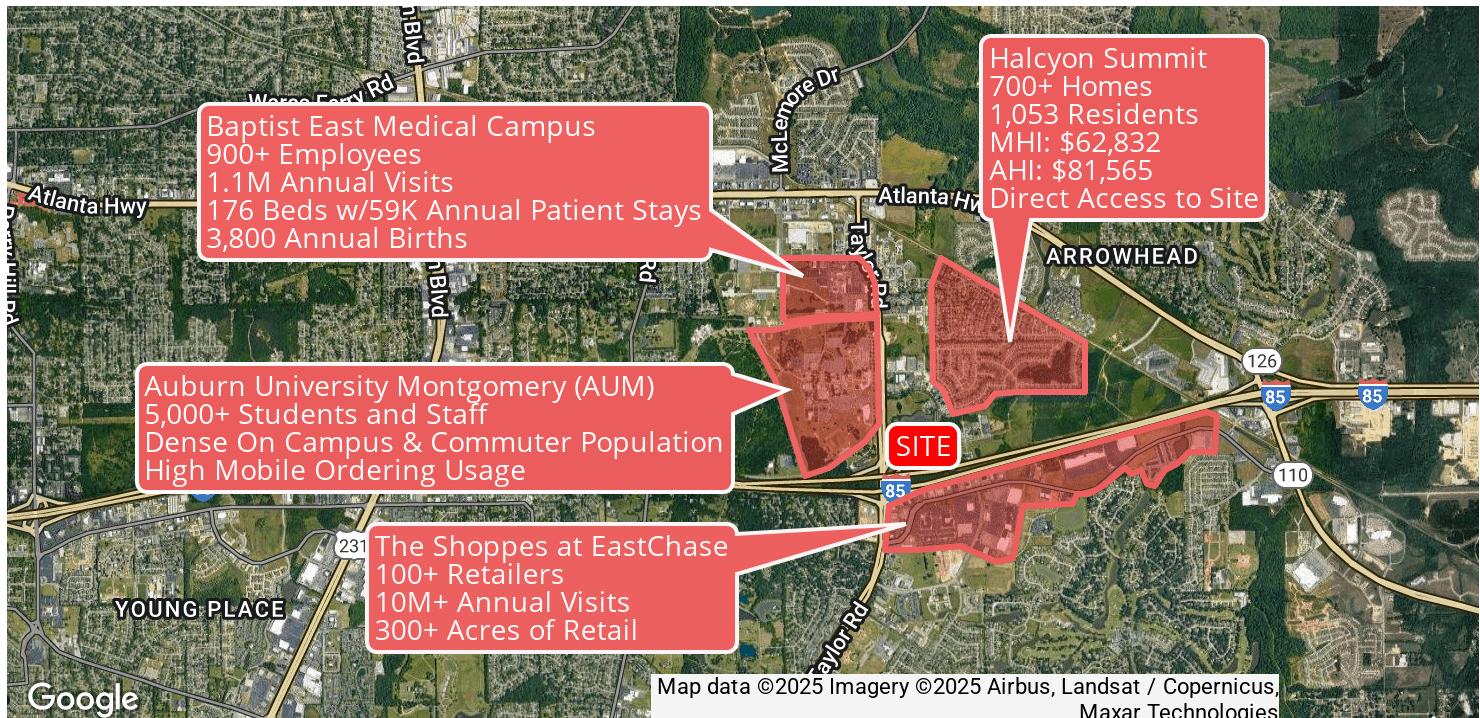


EXCELLENT QSR OPPORTUNITY

7690 Halcyon Summit Drive at Taylor Road, Montgomery, Alabama 36117



PROPERTY DESCRIPTION

Introducing a prime opportunity at 7690 Halcyon Summit Drive! This strategically positioned property offers unparalleled visibility on a high-traffic corner, making it an ideal location for businesses seeking maximum exposure. Boasting close proximity to Interstate 85, AUM, Baptist East Hospital, and The Shoppes at EastChase, this location benefits from strong traffic flow and convenient access. With an incoming Exxon and Hilton Hotel adjacent to the site and minimal QSR competition, the property presents a lucrative investment prospect in a thriving area. Don't miss the chance to capitalize on this exceptional commercial real estate opportunity.

LOCATION DESCRIPTION

Conveniently located on a high traffic corner of Halcyon Summit Drive and Taylor Road. This bustling area is home to Auburn University of Montgomery, Baptist Health Center East and The Shoppes at EastChase. Also within close proximity is Interstate 85, being less than 850' from the Property.

PROPERTY HIGHLIGHTS

- Adjacent to Incoming Exxon and Hilton Hotel
- High Visibility Corner with Minimal QSR Competition
- Traffic Light Intersection Less than 850' from Interstate 85
- Close Proximity to AUM, Baptist East Hospital, The Shoppes at EastChase

OFFERING SUMMARY

Lot Size:	47,430 SF
Lot Frontage:	175' Halcyon Summit Drive
Sale Price:	\$1,400,000
Lease Rate:	\$140,000 per year (Ground)
	B-3
	33,647 Taylor at Halcyon
Traffic Counts:	94,861 Interstate 85
	43,583 Taylor at EastChase

PRESENTED BY:

David Potts

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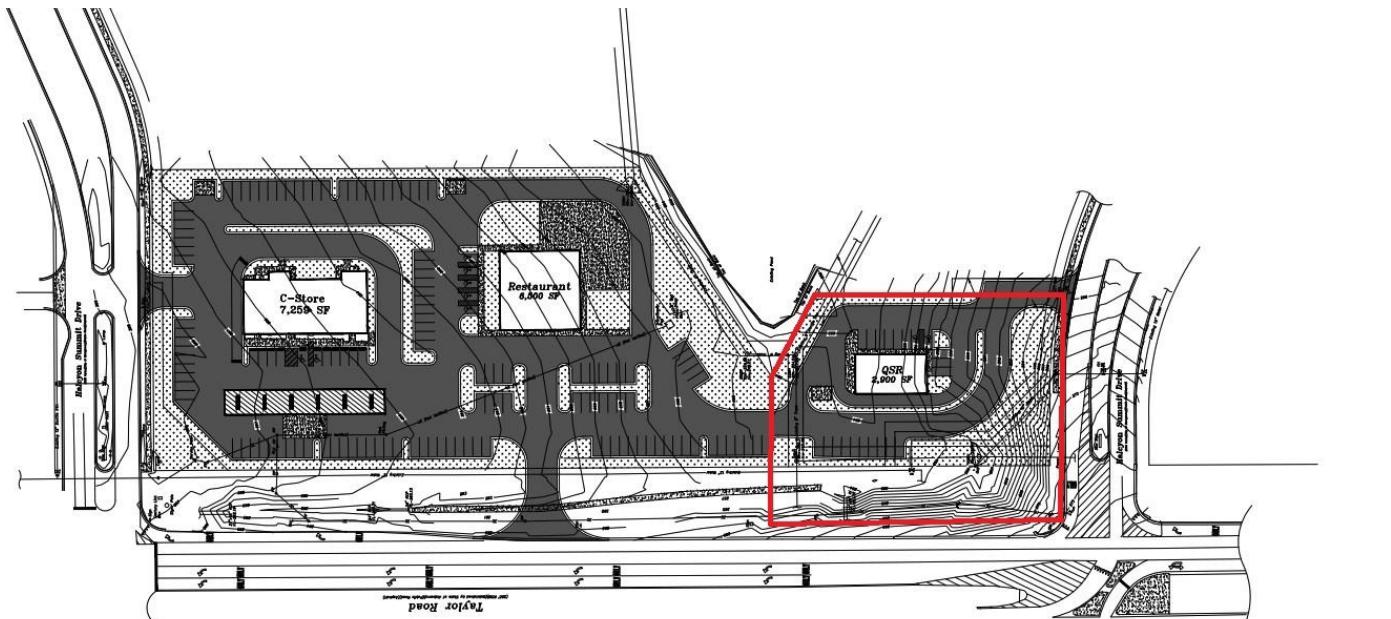
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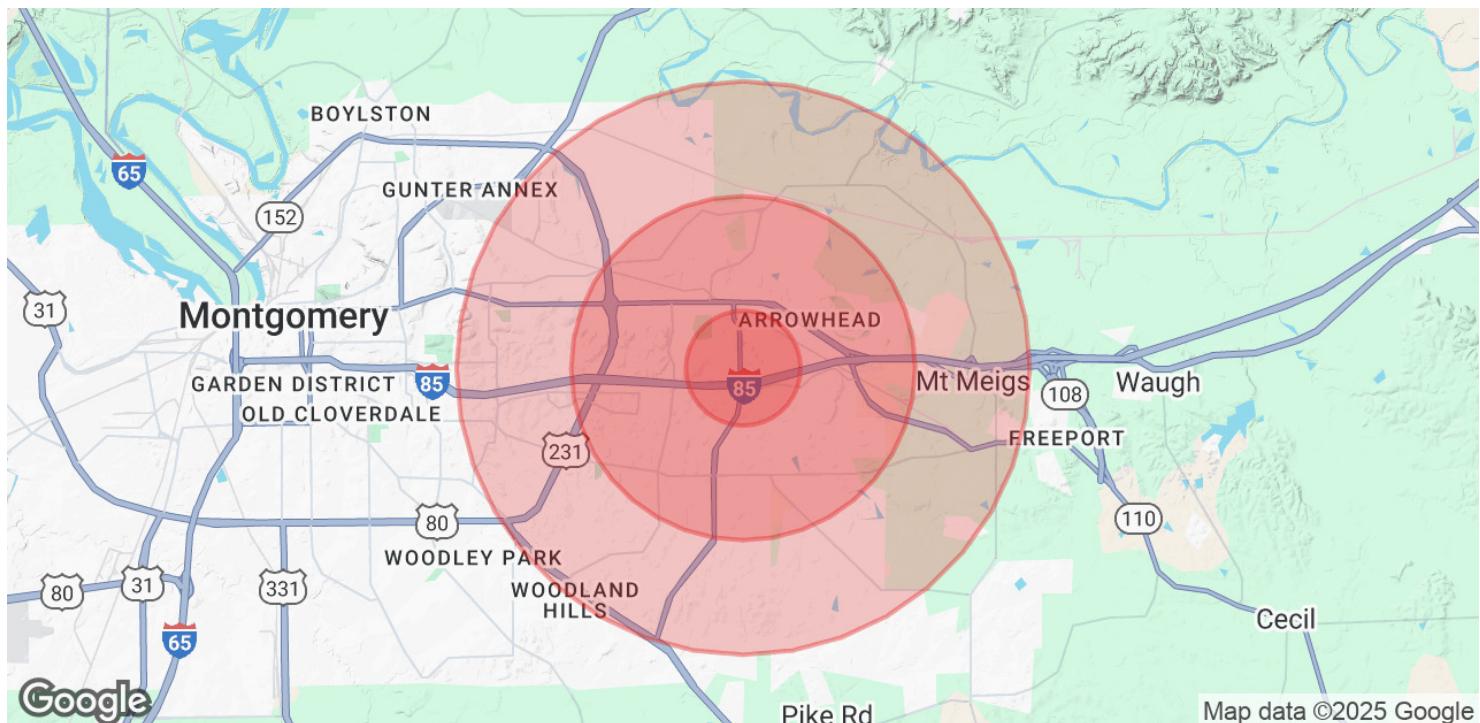
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,084	45,913	101,897
Average Age	43	41	40
Average Age (Male)	41	39	38
Average Age (Female)	44	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,795	20,412	43,297
# of Persons per HH	2.3	2.2	2.4
Average HH Income	\$95,163	\$95,682	\$87,597
Average House Value	\$298,954	\$286,117	\$246,737

Demographics data derived from AlphaMap

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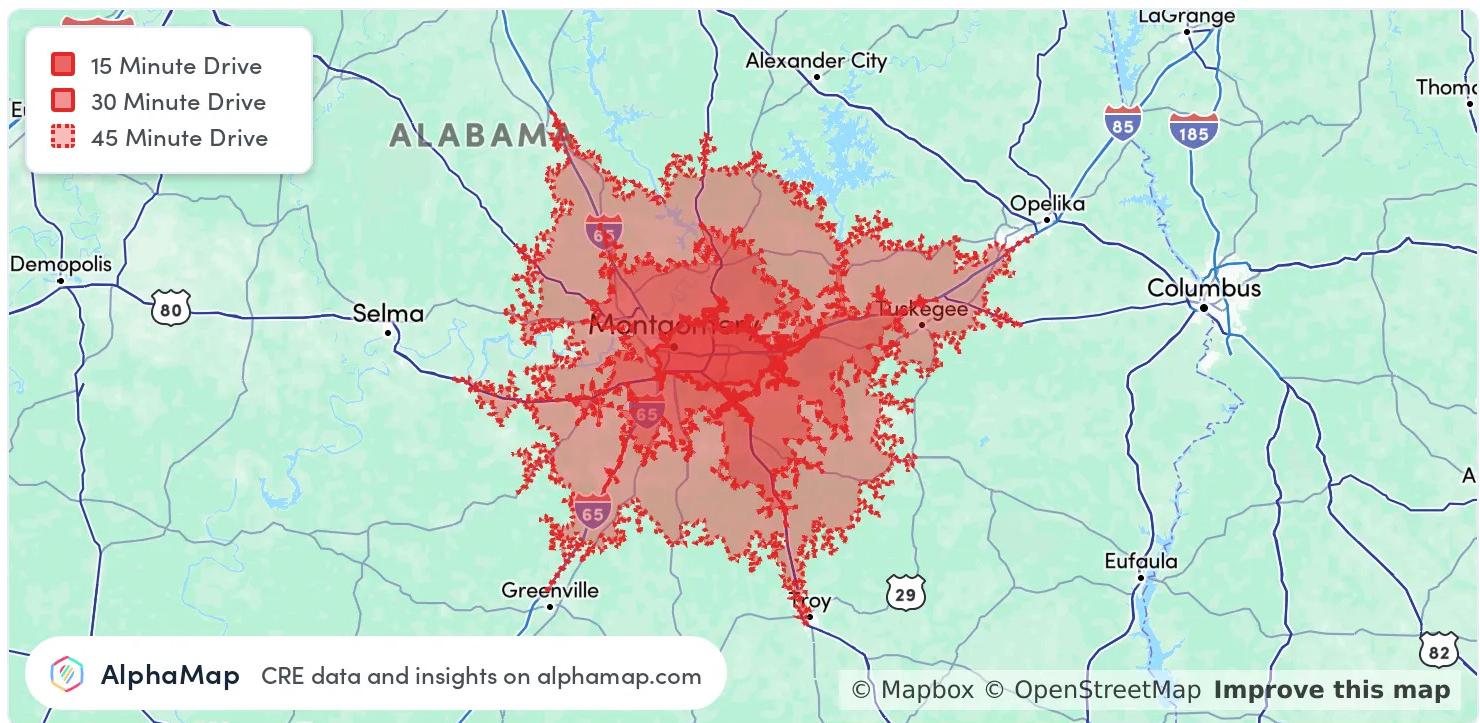
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POPULATION	15 MINUTES	30 MINUTES	45 MINUTES
Total Population	195,314	301,928	409,546
Average Age	39	40	40
Average Age (Male)	38	38	39
Average Age (Female)	41	41	41

HOUSEHOLD & INCOME	15 MINUTES	30 MINUTES	45 MINUTES
Total Households	80,696	122,085	163,317
Persons per HH	2.4	2.5	2.5
Average HH Income	\$76,533	\$80,210	\$79,516
Average House Value	\$217,304	\$220,723	\$221,024
Per Capita Income	\$31,888	\$32,084	\$31,806

Map and demographics data derived from AlphaMap

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