

INVESTMENT OPPORTUNITY-BELL AT VAUGHN

2750 Bell Rd, Montgomery, AL 36117



OFFERING SUMMARY

Sale Price:	Subject to Offer
Cap Rate:	7.29%
NOI:	\$138,430
Lot Size:	1 Acres
Frontage:	155' Bell Road
Year Built:	2007
Building Size:	13,927 SF
Zoning:	B-2
Traffic Count:	16,084

PROPERTY OVERVIEW

Aronov Realty Brokerage, Inc. is pleased to offer the opportunity to purchase an 8 unit, fully leased investment property at 2750 Bell Road. This retail strip center is adjacent to CVS Pharmacy opposite Bellwood Shopping Center and offers excellent visibility from the intersection and Bell Road and Vaughn Road.

PROPERTY HIGHLIGHTS

- Fully Leased 8 Unit Retail Strip Center
- Excellent Visibility-High Traffic Area
- Next Door to CVS and Brusters Ice Cream
- Opposite AAA Motor Club
- Numerous Medical Offices in the Vicinity

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	3,322	56,397	98,231
Total Population	6,120	122,579	212,796
Average HH Income	\$67,450	\$69,249	\$62,183

PRESENTED BY:

Frank Potts SIOR/CCIM

Commercial Sales and Leasing
334.549.3150
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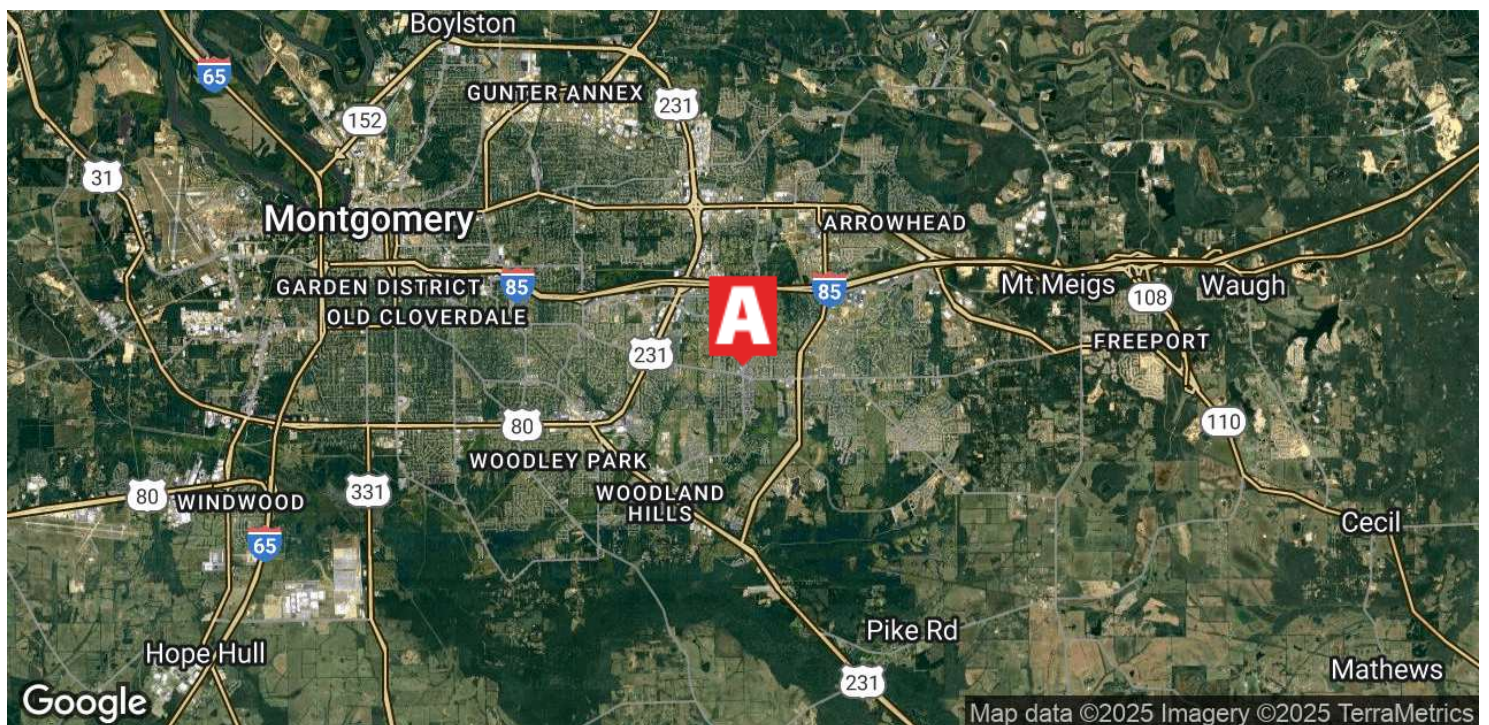
3500 Eastern Boulevard
Montgomery, AL 36116

Retail Property For Sale

ARONOV

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