

THE SHOPPES AT CORNERSTONE, LOT 10

Lot 10, Cornerstone Shopping Center, Montgomery, AL 36117



PROPERTY DESCRIPTION

Aronov Realty Brokerage, Inc. is pleased to offer for sale lot 10 located at the Cornerstone Shopping Center at the corner of Vaughn and Taylor Road in Montgomery, AL. Cornerstone Shopping Center is anchored by Publix and Planet Fitness. Outlot users include Mapco, Wells Fargo Bank, Starbucks, PNC Bank, Newk's Eatery, Walgreens, Zaxby's, Dairy Queen, and Burger King.

PROPERTY HIGHLIGHTS

- Beautifully designed dual-anchored upscale shopping center.
- Featuring a high performing Publix Supermarket.
- Good traffic ingress/egress.
- There are 18,980 households within a 3 mile radius.
- Located in one of the highest income areas of Montgomery. In the heart of Montgomery's growth corridor in the eastern portion of the city.

LOCATION DESCRIPTION

Located at the intersection of Vaughn Road & Taylor Road. The area is saturated with retail, medical, and commercial properties and surrounded by numerous well established neighborhoods.

OFFERING SUMMARY

Sale Price:	\$7.50 / SF
Lot Size:	9.59 +/- Acres
Frontage:	758' +/- Facing Vaughn Rd
Parcel #:	0909293000001.039
Zoning:	Commercial
Traffic Count:	29,458 +/- Vaughn Rd
Submarket:	East Montgomery

PRESENTED BY:

Scott Harris

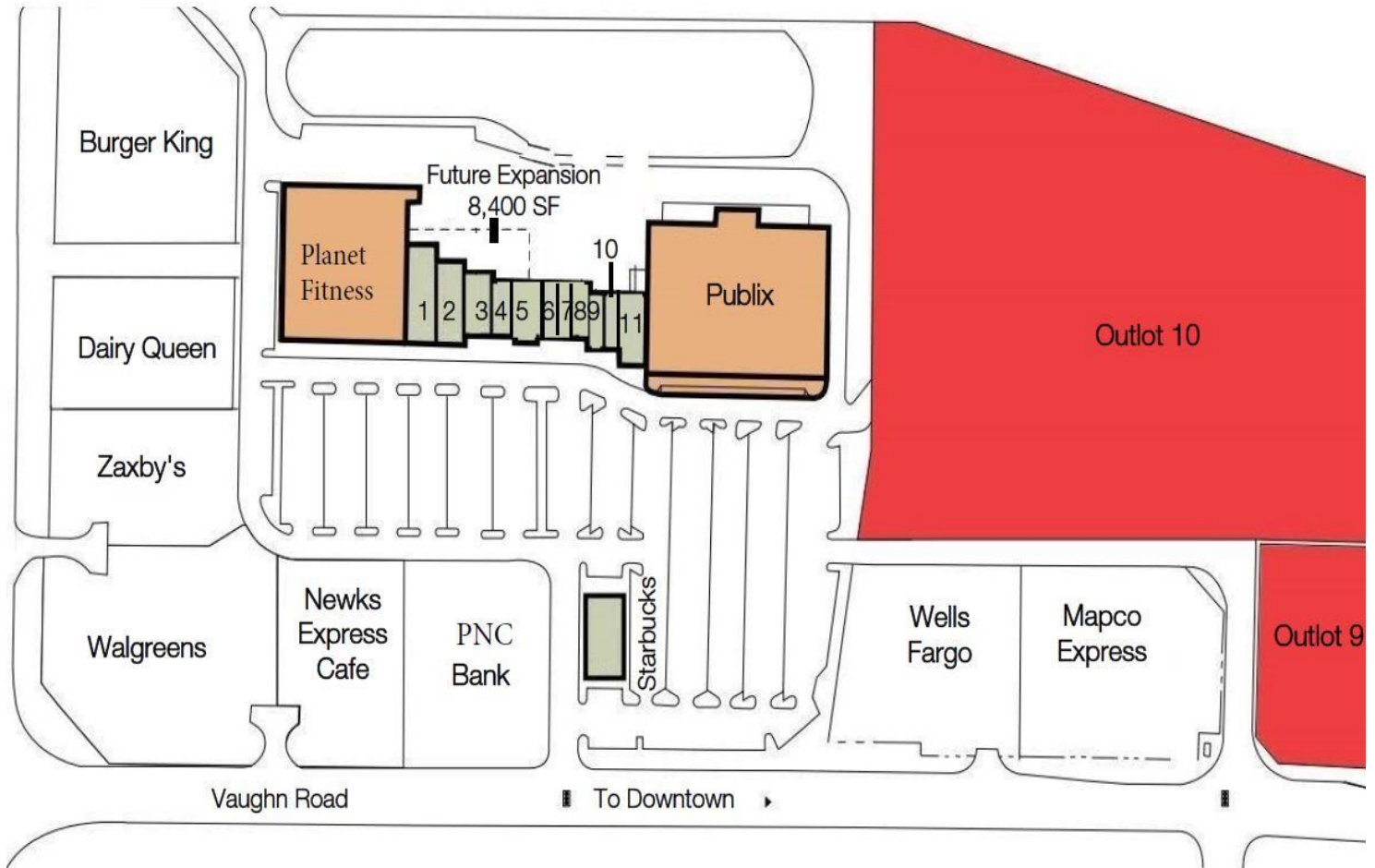
Senior Vice President & Qualifying Broker
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3500 Eastern Boulevard
Montgomery, AL 36116

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