

DRASTICALLY REDUCED! EXCELLENT OPPORTUNITY!

6380 Atlanta Highway, Montgomery, Alabama 36117



PROPERTY DESCRIPTION

Aronov Realty Brokerage, Inc. is pleased to offer the opportunity to purchase two lots totaling 9.7 +/- acres fronting Atlanta Highway across from Oliver Creek Crossing Shopping Center. Excellent location near the intersection of Atlanta Highway and McLemore Drive which is a main commuter road to Emerald Mountain.

PROPERTY HIGHLIGHTS

- Motivated Seller
- 331 +/- ft Frontage on Atlanta Highway
- Great Visibility
- Easy Access
- Major Retail Corridor

OFFERING SUMMARY

Sale Price:	\$400,000
Lot Size:	9.7 +/- Acres
Zoning:	B-2 (Highway Commercial)
Traffic Count:	53,270 (Atlanta Hwy & Market Pl)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,430	21,444	48,660
Total Population	5,480	44,538	105,117
Average HH Income	\$62,730	\$71,055	\$72,472

PARCEL NUMBERS	ACREAGE
09 03 08 3 000 003.000	3.1 +/-
09 03 08 3 000 001.002	6.6 +/-

PRESENTED BY:

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