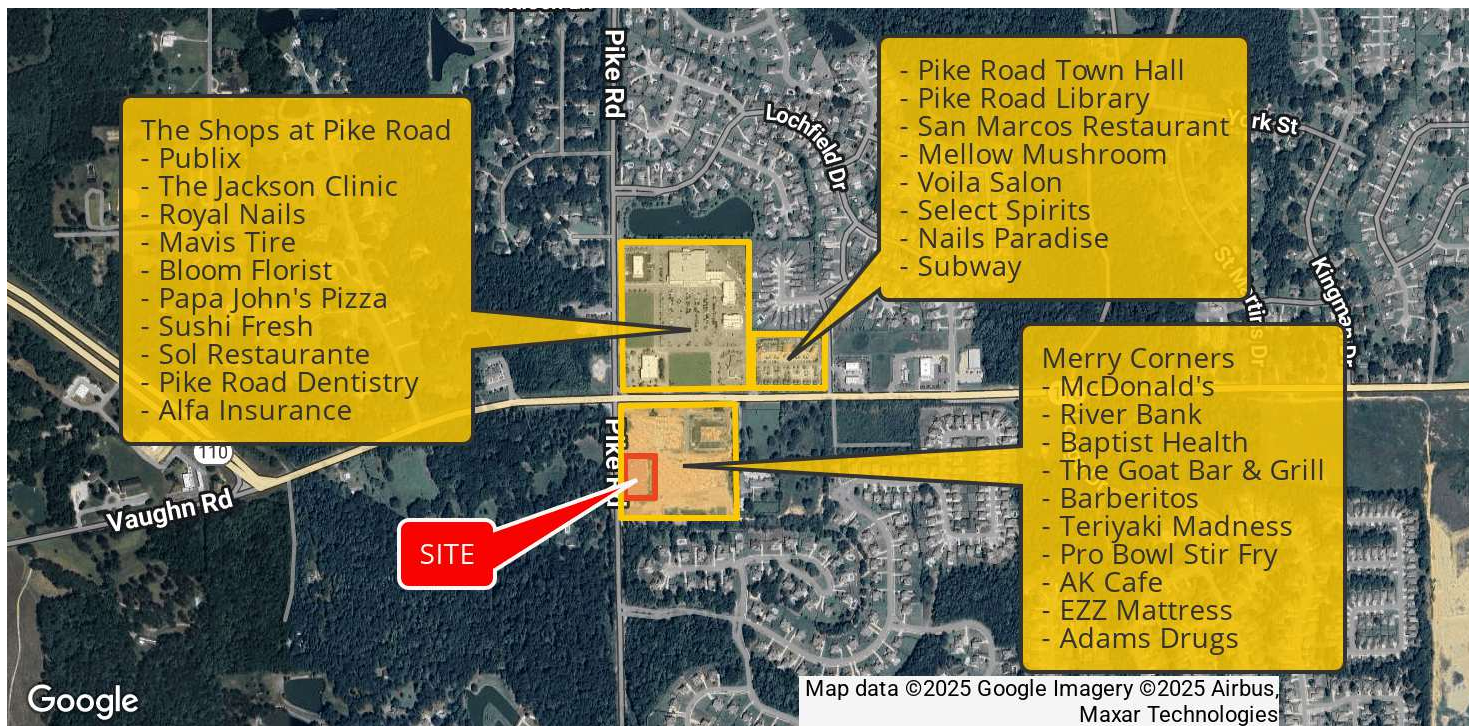


MERRY CORNERS SHOPPING CENTER

1593 Pike Road, Pike Road, AL 36064



PROPERTY DESCRIPTION

Introducing an exceptional commercial real estate opportunity in Pike Road, AL! This strategically positioned property boasts B-2 zoning, offering a wide array of opportunities for land and retail investors. With a highly sought after location in the thriving Pike Road area, this property benefits from a high concentration of new construction and a prime position beside Merry Corners Shopping Center. The area's high median household income of \$124,248 provides a strong foundation for retail investment, while its proximity to The Shops at Pike Road underscores its desirability. Positioned in one of the fastest growing cities in Alabama, this property presents a compelling investment prospect for the discerning investor.

LOCATION DESCRIPTION

Discover the prime location of this property in Pike Road, AL, where the area's thriving community and rapid growth offer a significant opportunity for retail and commercial investment. Conveniently situated near Pike Road Town Hall and numerous new construction subdivisions, this location provides access to a steadily expanding customer base.

PRESENTED BY:

David Potts

Specializing in Commercial Sales & Leasing Transactions
334.354.2627
david.potts@aronov.com

PROPERTY HIGHLIGHTS

- Highly Sought After Pike Road Location
- High Concentration of New Construction
- High Median Household Income of \$124,248
- Located beside Merry Corners Shopping Center
- Next door to River Bank and Trust
- Across the Street from The Shops at Pike Road
- Pike Road is One of the Fastest Growing Cities in Alabama

OFFERING SUMMARY

Sale Price:	Call Agent for Pricing
Lot Size:	0.9 Acres
Lot Frontage:	241' Pike Road
Zoning:	B-2
Traffic Count:	14,183 Vaughn Road

aronovcommercial.com

3500 Eastern Boulevard
Montgomery, AL 36116

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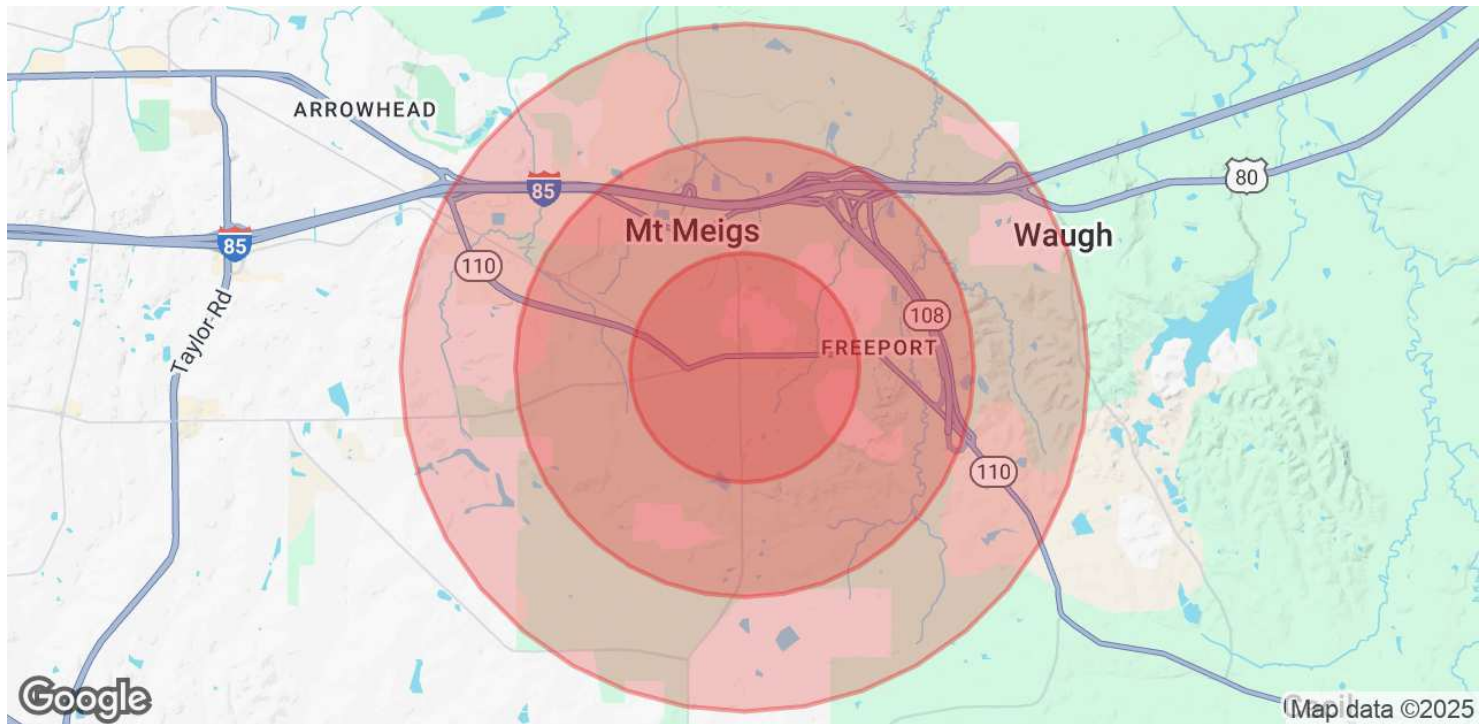
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,015	6,970	16,261
Average Age	37	37	38
Average Age (Male)	36	36	37
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,066	2,474	5,729
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$122,838	\$128,788	\$127,273
Average House Value	\$328,989	\$344,058	\$364,409

Demographics data derived from AlphaMap

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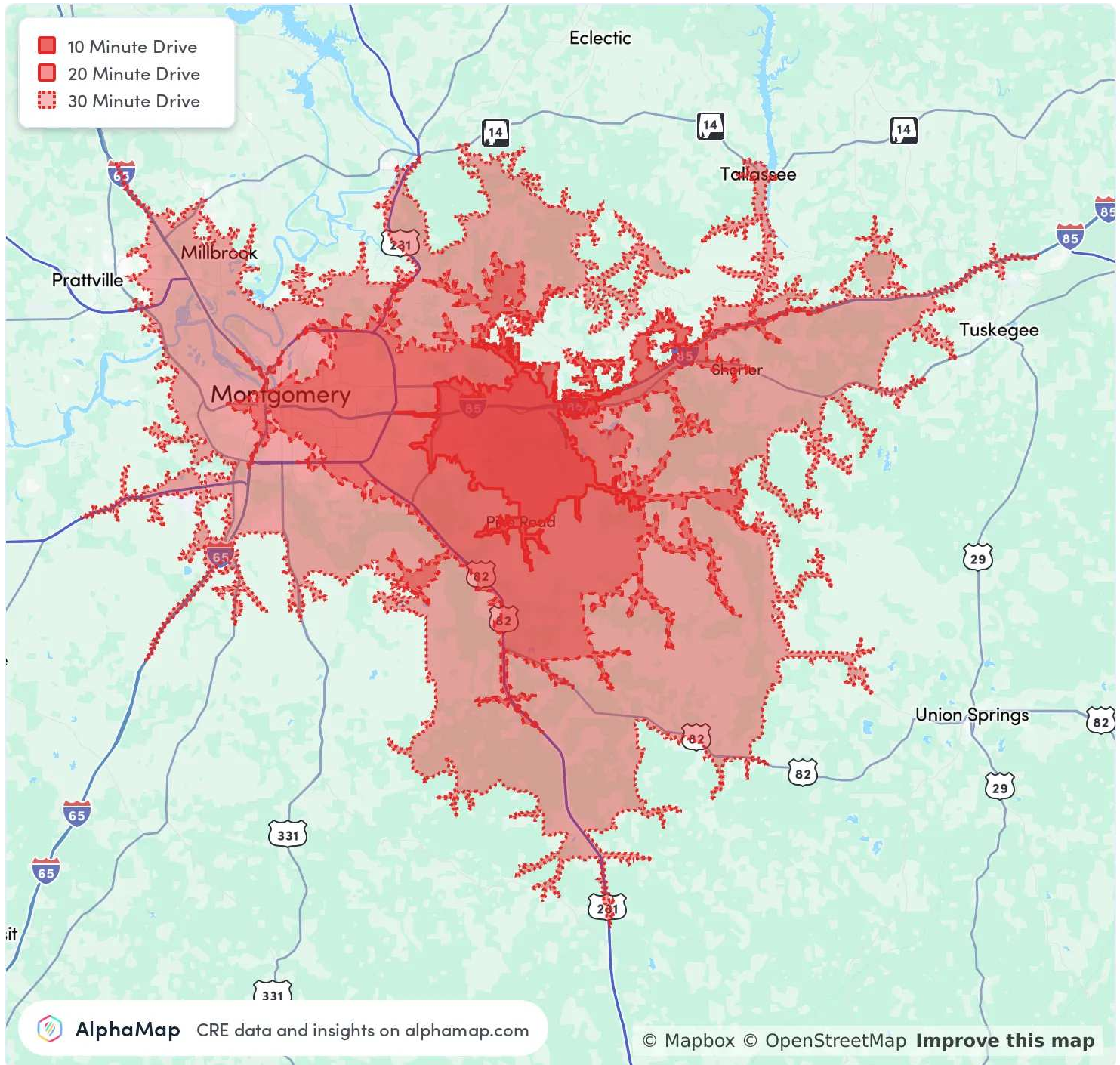
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