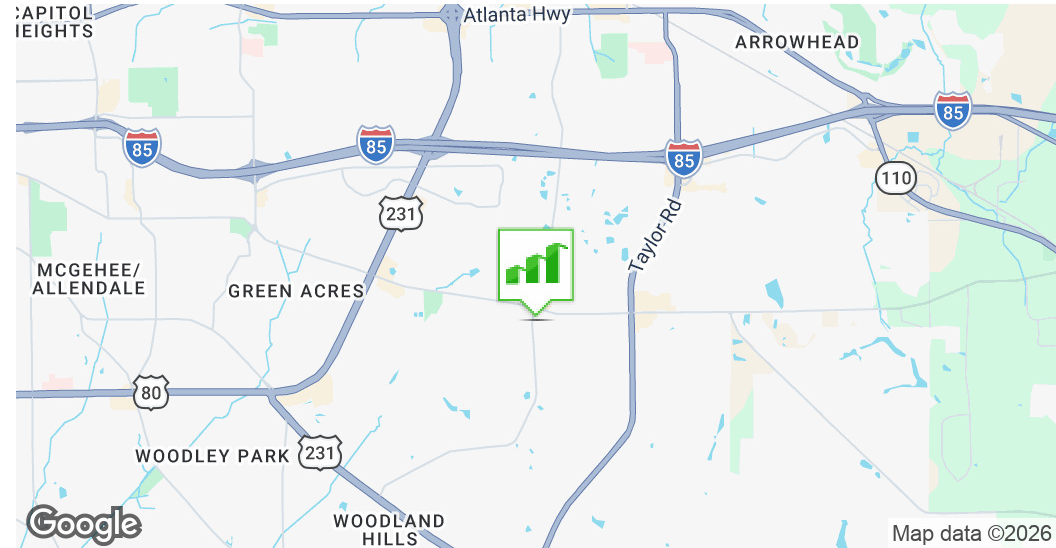


# 3141 BELL RD

MONTGOMERY, AL 36116

## Property Summary



### PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Montgomery, AL - 3141 Bell Rd. This strategically located property, zoned B-4, commands attention at the highly visible corner of Bell Road & Vaughn Road. With an impressive traffic count and proximity to major commercial corridors and amenities like The Shoppes at EastChase, it offers a lucrative opportunity for a discerning investor. Surrounded by affluent residential neighborhoods and bolstered by strong nearby retail, office, and residential density, this property presents an ideal canvas for retail or land development. Don't miss out on this exceptional prospect for a commercial investment.

### OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	± 1.147 Acres

### PROPERTY HIGHLIGHTS

- Highly visible corner location at Bell Road & Vaughn Road
- Traffic Counts: Vaughn Road: ±28,619 AADT, Bell Road: ±12,099 AADT
- Less than 1 mile from Eastern Boulevard, a major north – south commercial corridor
- Approximately 2.5 miles from I-85
- 2 miles from The Shoppes at EastChase, Montgomery's premier lifestyle center featuring national retailers, restaurants, entertainment.
- Surrounded by affluent, high-income residential neighborhoods, including Wynlakes, Deer Creek, Sturbridge, and Halcyon
- Strong nearby retail, office, and residential density supporting consistent traffic and demand

GENE CODY, CCIM, SIOR

334.386.2441  
gcody@mcrmpm.com

MOORE COMPANY REALTY

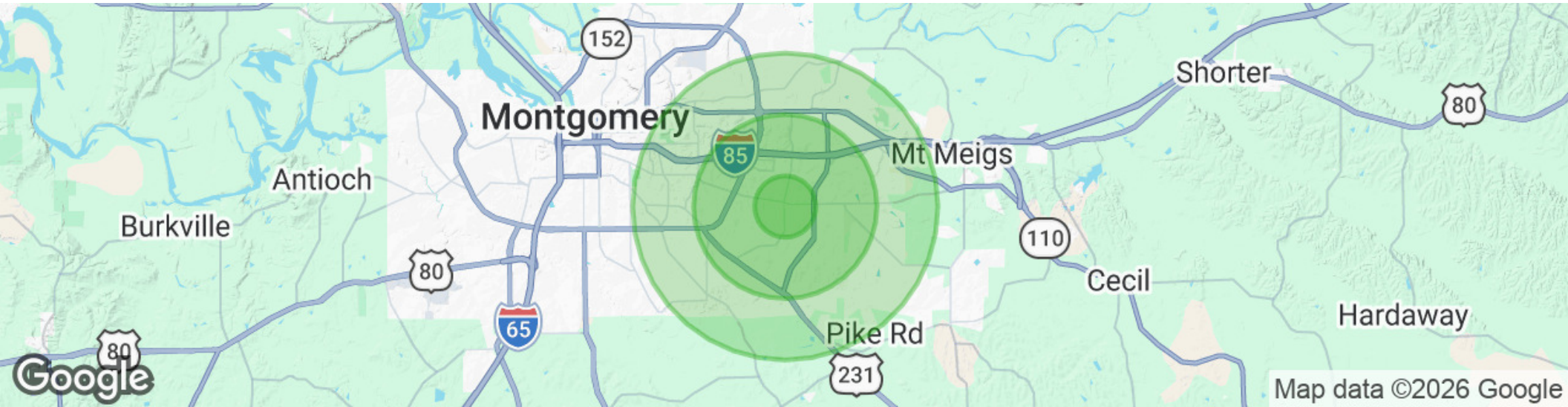
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## Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,313	51,226	118,779
Average Age	42.1	35.9	37.2
Average Age (Male)	42.9	34.5	34.9
Average Age (Female)	41.3	37.1	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,800	22,591	50,052
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$83,079	\$88,924	\$86,859
Average House Value	\$209,552	\$254,964	\$223,895

2023 American Community Survey (ACS)

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## Retail Map



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