

DESIRABLE INVESTMENT OPPORTUNITY

7920 - 7968 Atlanta Hwy, Montgomery, AL 36117



OFFERING SUMMARY

Sale Price:	\$2,600,000
Cap Rate:	7.67%
NOI:	\$199,536
Lot Size:	3.69 +/- Acres
Year Built:	2011
Building Size:	24,074 +/- SF
Zoning:	PUD
Traffic Count:	22,733
Price / SF:	\$108.00

PROPERTY OVERVIEW

This property boasts a well-maintained 24,074 SF building, constructed in 2011 and zoned as PUD. With a fully leased status, it presents a lucrative addition to any retail investors portfolio. The property's prime location in the Montgomery area provides excellent visibility and access. Don't miss the chance to capitalize on this turnkey investment offering in a thriving commercial hub, perfect for investors looking for a seamless entry into the retail market.

LOCATION OVERVIEW

With an ideal location along Atlanta Hwy, prospective investors will find a mixed retail environment with high visibility and strong consumer traffic. Nearby businesses on Taylor Road, Chantilly Parkway and Eastchase Parkway ensure a steady flow of potential customers. This strategic location is poised for retail success, with a growing population and favorable demographics.

PROPERTY HIGHLIGHTS

- Fully leased
- Prime location in Montgomery
- High visibility along Atlanta Hwy
- Strong consumer traffic
- Turnkey investment opportunity

PRESENTED BY:

Frank Potts SIOR/CCIM

Commercial Sales and Leasing
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3500 Eastern Boulevard
Montgomery, AL 36116

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LOCATION INFORMATION

Building Name	Desirable Investment Opportunity
Street Address	7920 - 7968 Atlanta Hwy
City, State, Zip	Montgomery, AL 36117
County	Montgomery
Market	Montgomery
Sub-market	North Montgomery
Cross-Streets	Winton M Blount Loop N, Winton Blount Loop N, Hambleton Rd E, Taylor Rd W

BUILDING INFORMATION

Building Size	24,074 SF
NOI	\$199,536.61
Cap Rate	7.67
Tenancy	Multiple

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	PUD
Lot Size	3.69 Acres
APN #	09-02-09-04-000-003.002
Lot Frontage	294 ft
Lot Depth	244 ft
Traffic Count	22733

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	8.7
Number of Parking Spaces	147



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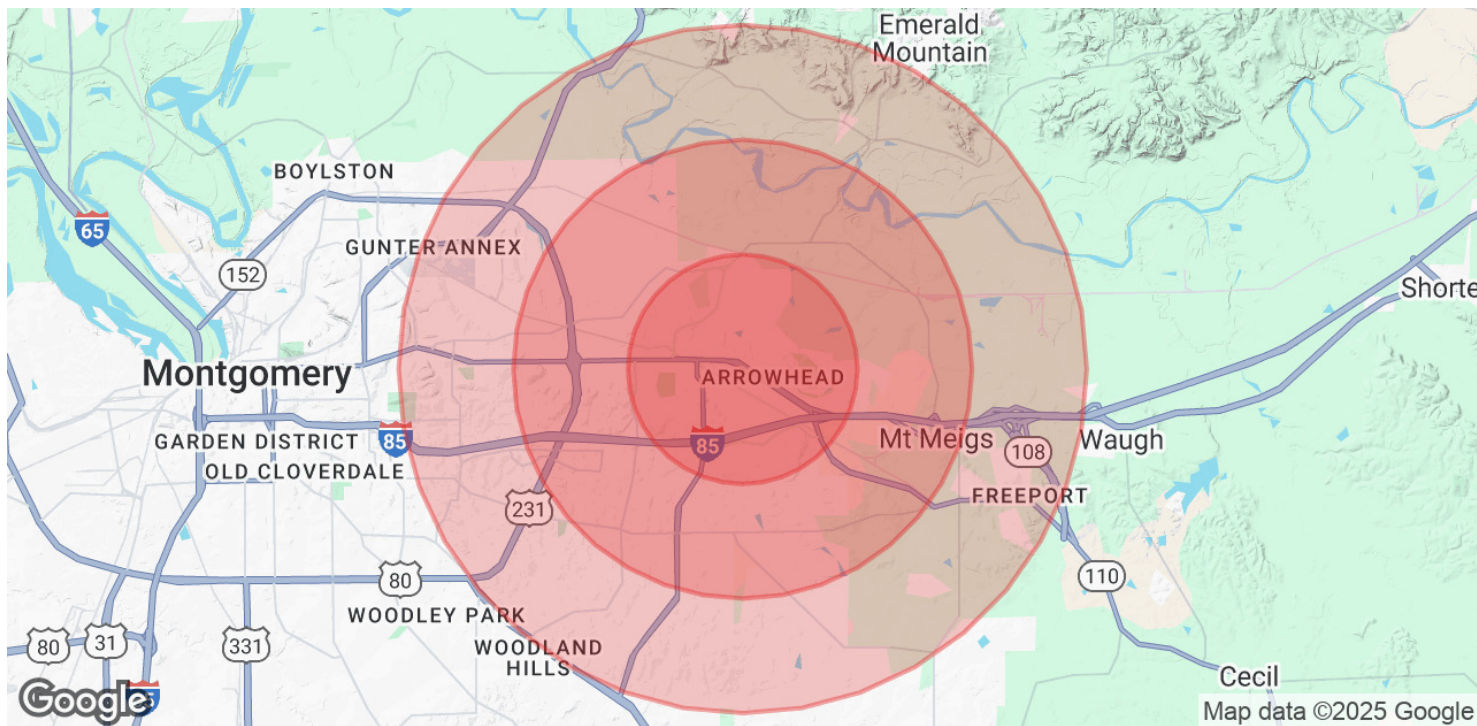
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POPULATION	2 MILES	4 MILES	6 MILES
Total Population	10,862	49,827	94,207
Average Age	39.5	36.6	36.3
Average Age (Male)	36.8	35.7	35.5
Average Age (Female)	42.8	37.9	37.3

HOUSEHOLDS & INCOME	2 MILES	4 MILES	6 MILES
Total Households	4,717	21,059	38,810
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$93,326	\$83,373	\$78,670
Average House Value	\$346,590	\$263,770	\$219,939

2020 American Community Survey (ACS)

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