

PRIME CORNER OF VAUGHN RD & PIKE RD

1316 Old Pike Road, Pike Road, AL 36064



PROPERTY DESCRIPTION

Explore a prime investment opportunity with this ideally situated property in Pike Road, AL. Zoned B-2, this parcel offers a strategic location at a traffic light intersection, opposite The Shops at Pike Road Shopping Center, and diagonal from Merry Corners Shopping Center. Boasting a high median household income of \$124,248 and a substantial concentration of new construction, this property is perfectly positioned for retail development. Located in one of the fastest growing cities in Alabama, this site presents a promising opportunity for investors seeking a thriving and dynamic commercial space.

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.

PROPERTY HIGHLIGHTS

- Traffic Light Intersection
- Opposite The Shops at Pike Road Shopping Center
- Diagonal from Merry Corners Shopping Center
- High Median Household Income of \$124,248
- High Concentration of New Construction

Offering Information

Sale/Lease Price:	\$2,400,000
Lot Size:	2.9 Acres
Divisible:	Yes
Zoning:	B-2
Lot Frontage:	302' Old Pike Road 420' Vaughn Road
Corner Property:	Yes
Traffic Count:	14,183 Vaughn Road

PRESENTED BY:

David Potts

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

aronovcommercial.com

3500 Eastern Boulevard
Montgomery, AL 36116

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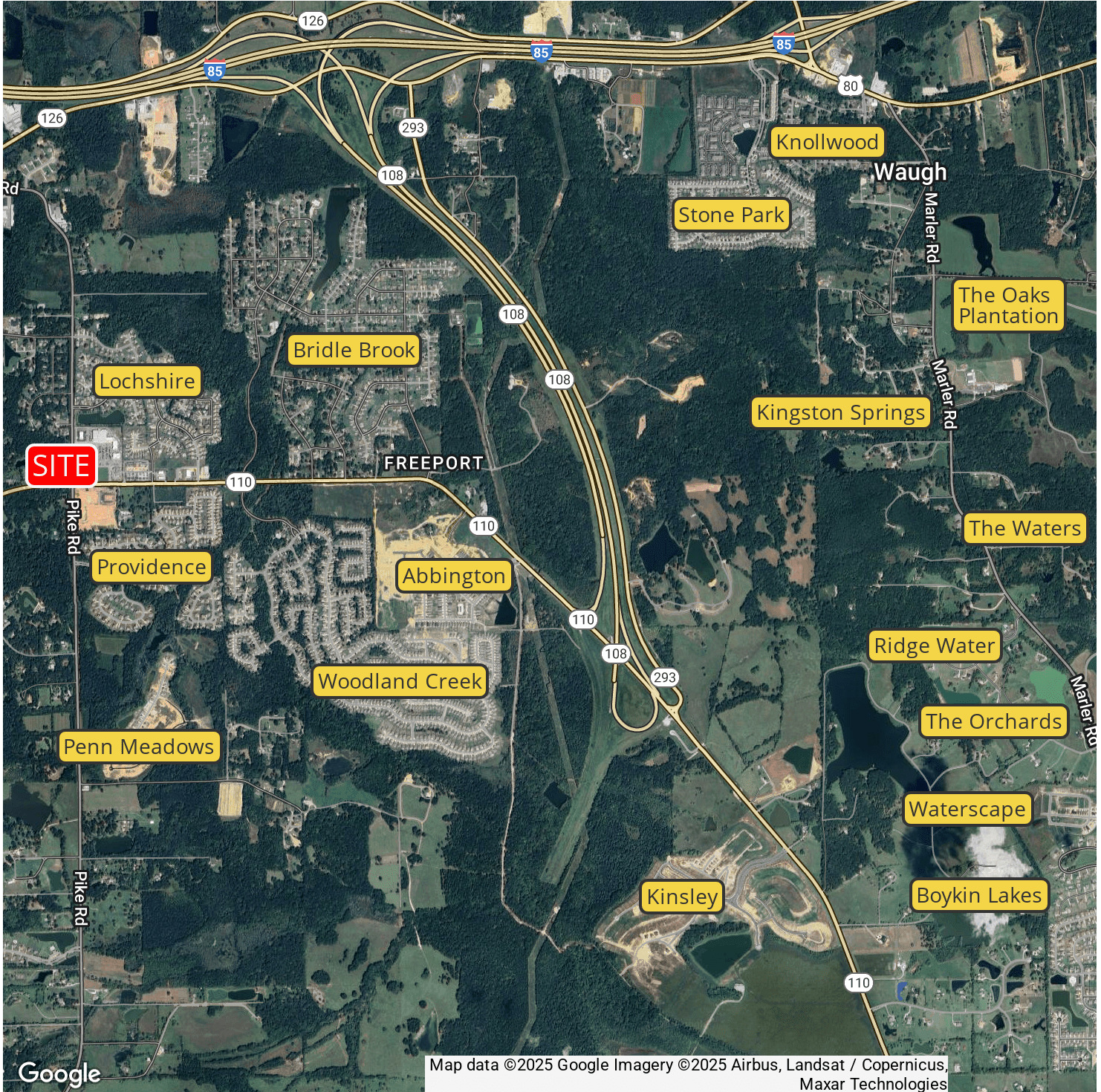
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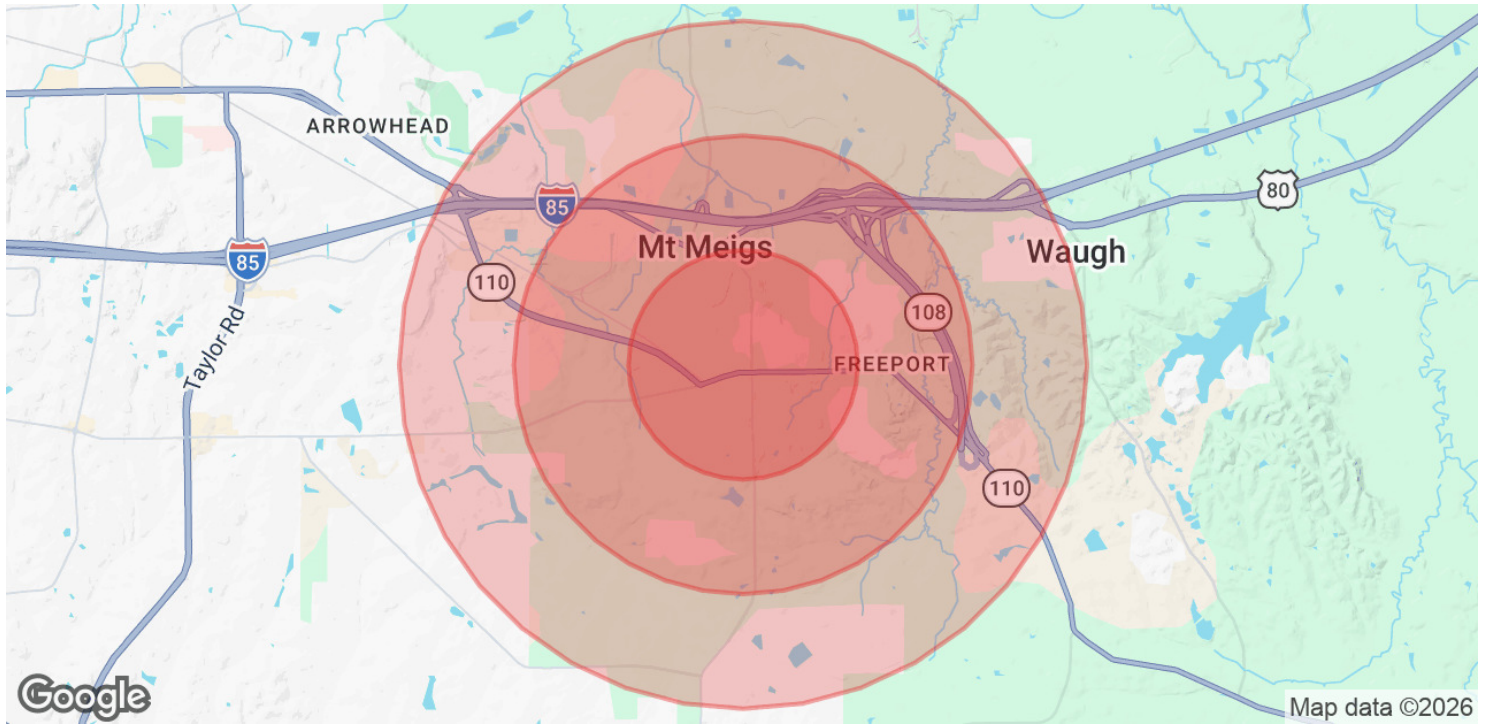
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,670	7,056	17,270
Average Age	37	37	38
Average Age (Male)	36	36	37
Average Age (Female)	38	38	40
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	951	2,515	5,890
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$124,248	\$126,356	\$127,697
Average House Value	\$334,160	\$338,265	\$358,636

2020 American Community Survey (ACS)

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