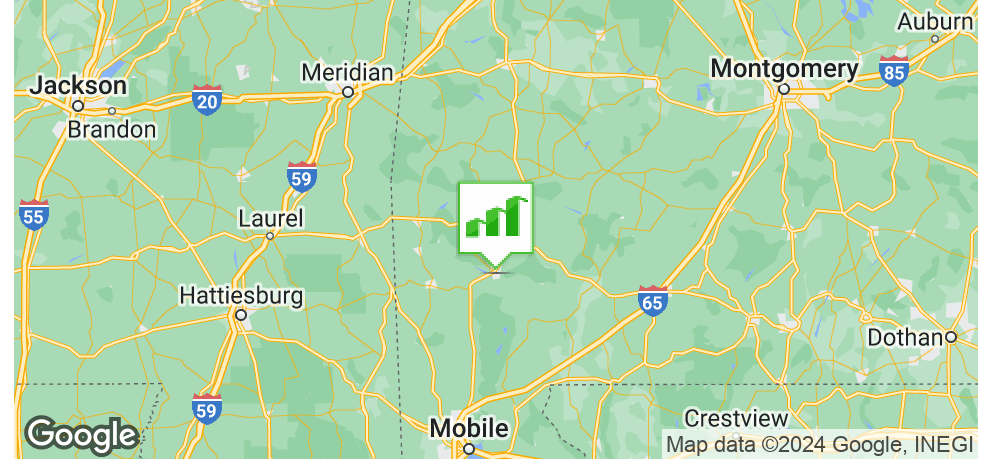


# 1506 COLLEGE AVENUE

JACKSON, AL 36545

## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$366,000
Cap Rate:	10.0%
NOI:	\$36,600
Lot Size:	0.29 Acres
Year Built:	1974
Building Size:	4,070
Zoning:	Commercial
Price / SF:	\$89.93

### PROPERTY HIGHLIGHTS

- Current Long Term Government Tenant in Place (Over 20 years)
- 10% CAP Rate & NOI= \$36,600
- ±4,090 SF Office Space with private parking in front and rear
- Centrally located on College Ave- surrounded by National Retailer, Restaurants and Hotels
- Located ±0.5 miles from Highway 43
- Less than 1 mile from Coastal Alabama Community College: Jackson Site
- ±67 miles to Mobile
- ±148 miles to Montgomery

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	633	1592	2682
Total Population	1281	3327	5634
Average HH Income	\$48,929	\$49,078	\$48,547

### JON MASTERS, CCIM

334.387.2724  
Jmasters@mcrmpm.com

### MOORE COMPANY REALTY

312 Catoma St #200, Montgomery, AL 36104  
334.262.1958 | moorecompanyrealty.com



# 1506 COLLEGE AVENUE

JACKSON, AL 36545

Aerial



JON MASTERS, CCIM

334.387.2724

Jmasters@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma St #200, Montgomery, AL 36104

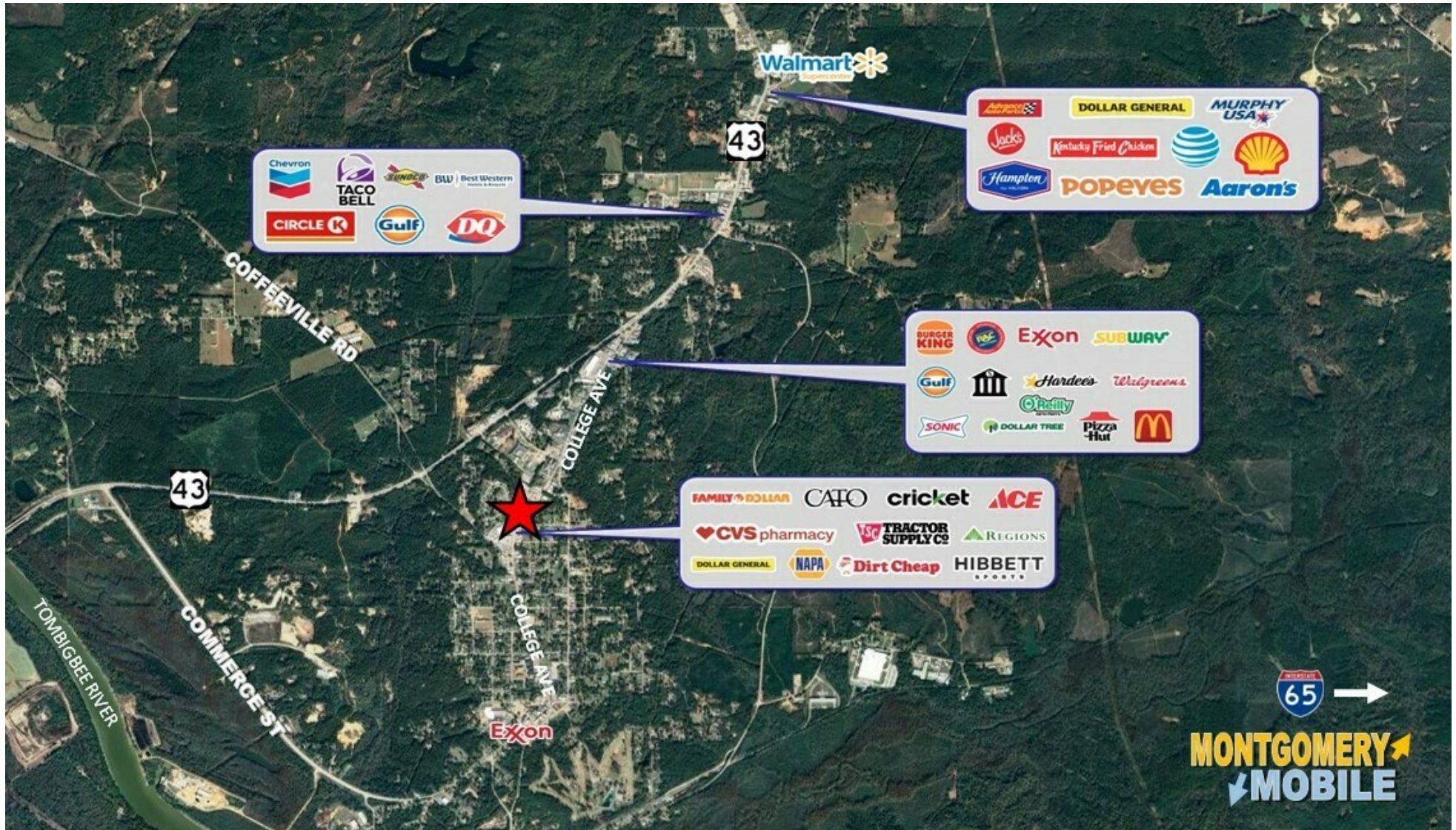
334.262.1958 | moorecompanyrealty.com



# 1506 COLLEGE AVENUE

JACKSON, AL 36545

## Retail Map



JON MASTERS, CCIM

334.387.2724

Jmasters@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma St #200, Montgomery, AL 36104

334.262.1958 | moorecompanyrealty.com

