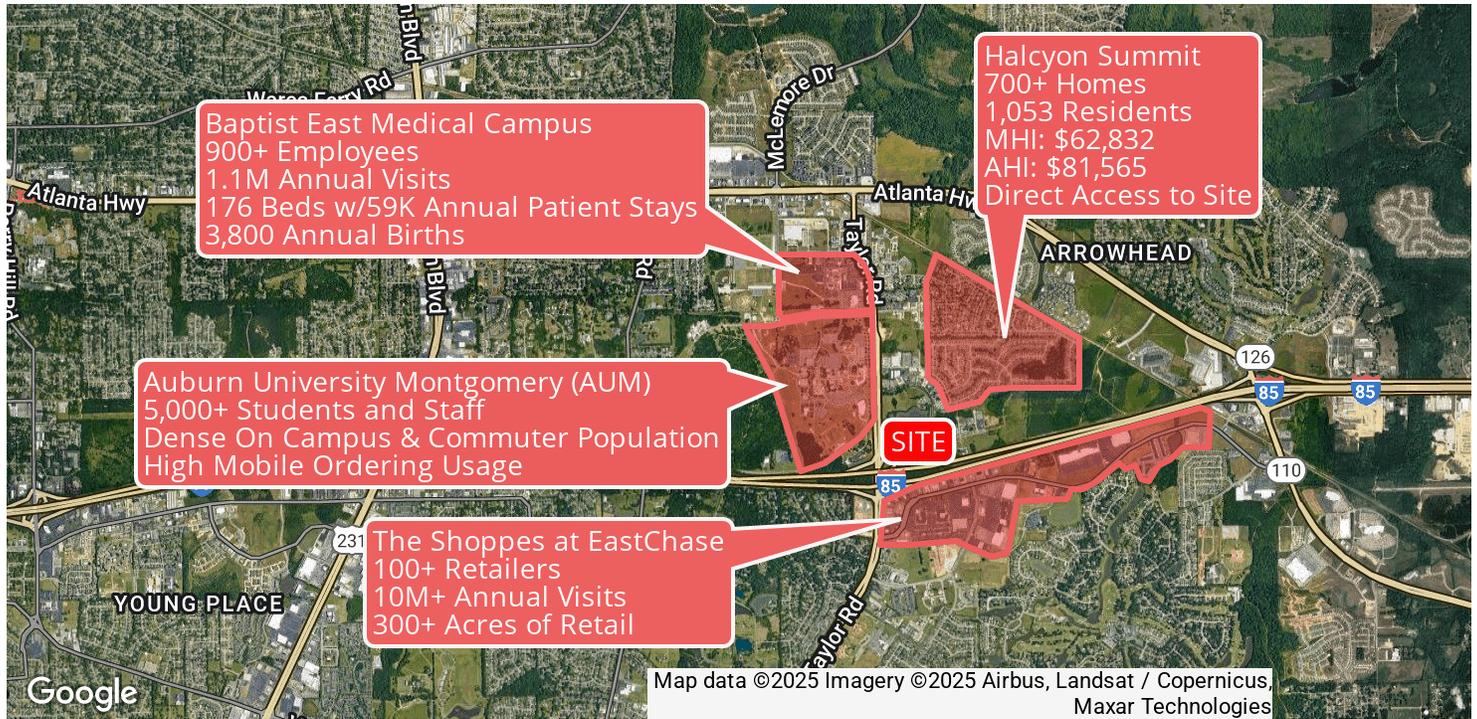


EAST MONTGOMERY QSR OPPORTUNITY

7690 Halcyon Summit Drive at Taylor Road, Montgomery, Alabama 36117



PROPERTY DESCRIPTION

Introducing a prime opportunity at 7690 Halcyon Summit Drive! This strategically positioned property offers unparalleled visibility on a high-traffic corner, making it an ideal location for businesses seeking maximum exposure. Boasting close proximity to Interstate 85, AUM, Baptist East Hospital, and The Shoppes at EastChase, this location benefits from strong traffic flow and convenient access. With an incoming Exxon and Hilton Hotel adjacent to the site and minimal QSR competition, the property presents a lucrative investment prospect in a thriving area. Don't miss the chance to capitalize on this exceptional commercial real estate opportunity.

LOCATION DESCRIPTION

Conveniently located on a high traffic corner of Halcyon Summit Drive and Taylor Road. This bustling area is home to Auburn University of Montgomery, Baptist Health Center East and The Shoppes at EastChase. Also within close proximity is Interstate 85, being less than 850' from the Property.

PROPERTY HIGHLIGHTS

- Adjacent to Incoming Exxon and Hilton Hotel
- High Visibility Corner with Minimal QSR Competition
- Traffic Light Intersection Less than 850' from Interstate 85
- Close Proximity to AUM, Baptist East Hospital, The Shoppes at EastChase

OFFERING SUMMARY

Lot Size:	47,430 SF
Lot Frontage:	175' Halcyon Summit Drive
Sale/Lease Price:	Call Agent for Pricing
Zoning:	B-3
Traffic Counts:	33,647 Taylor at Halcyon 94,861 Interstate 85 43,583 Taylor at EastChase

PRESENTED BY:

David Potts

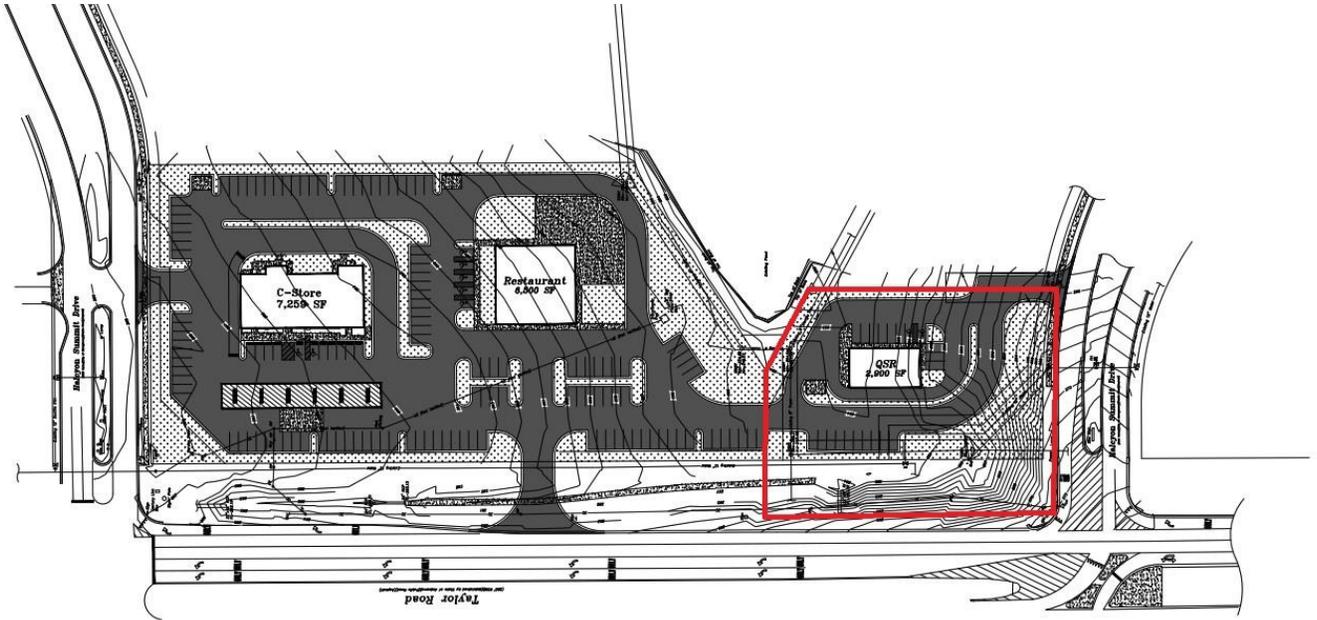
Specializing in Commercial Sales & Leasing Transactions
 334.354.2627
 david.potts@aronov.com

aronovcommercial.com

3500 Eastern Boulevard
 Montgomery, AL 36116

EAST MONTGOMERY QSR OPPORTUNITY

7690 Halcyon Summit Drive at Taylor Road, Montgomery, Alabama 36117



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

EAST MONTGOMERY QSR OPPORTUNITY

7690 Halcyon Summit Drive at Taylor Road, Montgomery, Alabama 36117



PRESENTED BY:

David Potts

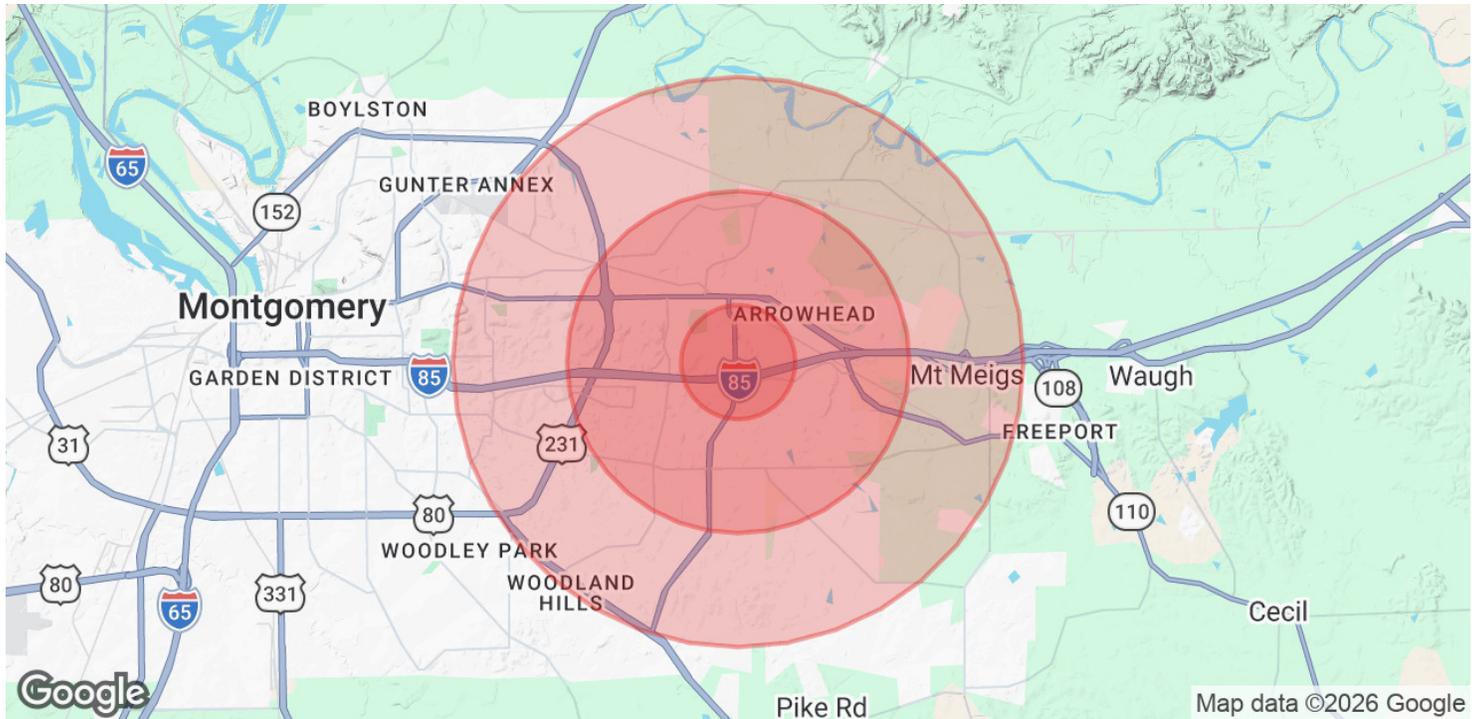
Specializing in Commercial Sales & Leasing Transactions
334.354.2627
david.potts@aronov.com

aronovcommercial.com

3500 Eastern Boulevard
Montgomery, AL 36116

EAST MONTGOMERY QSR OPPORTUNITY

7690 Halcyon Summit Drive at Taylor Road, Montgomery, Alabama 36117



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,084	45,913	101,897
Average Age	43	41	40
Average Age (Male)	41	39	38
Average Age (Female)	44	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,795	20,412	43,297
# of Persons per HH	2.3	2.2	2.4
Average HH Income	\$95,163	\$95,682	\$87,597
Average House Value	\$298,954	\$286,117	\$246,737

Demographics data derived from AlphaMap

PRESENTED BY:

David Potts

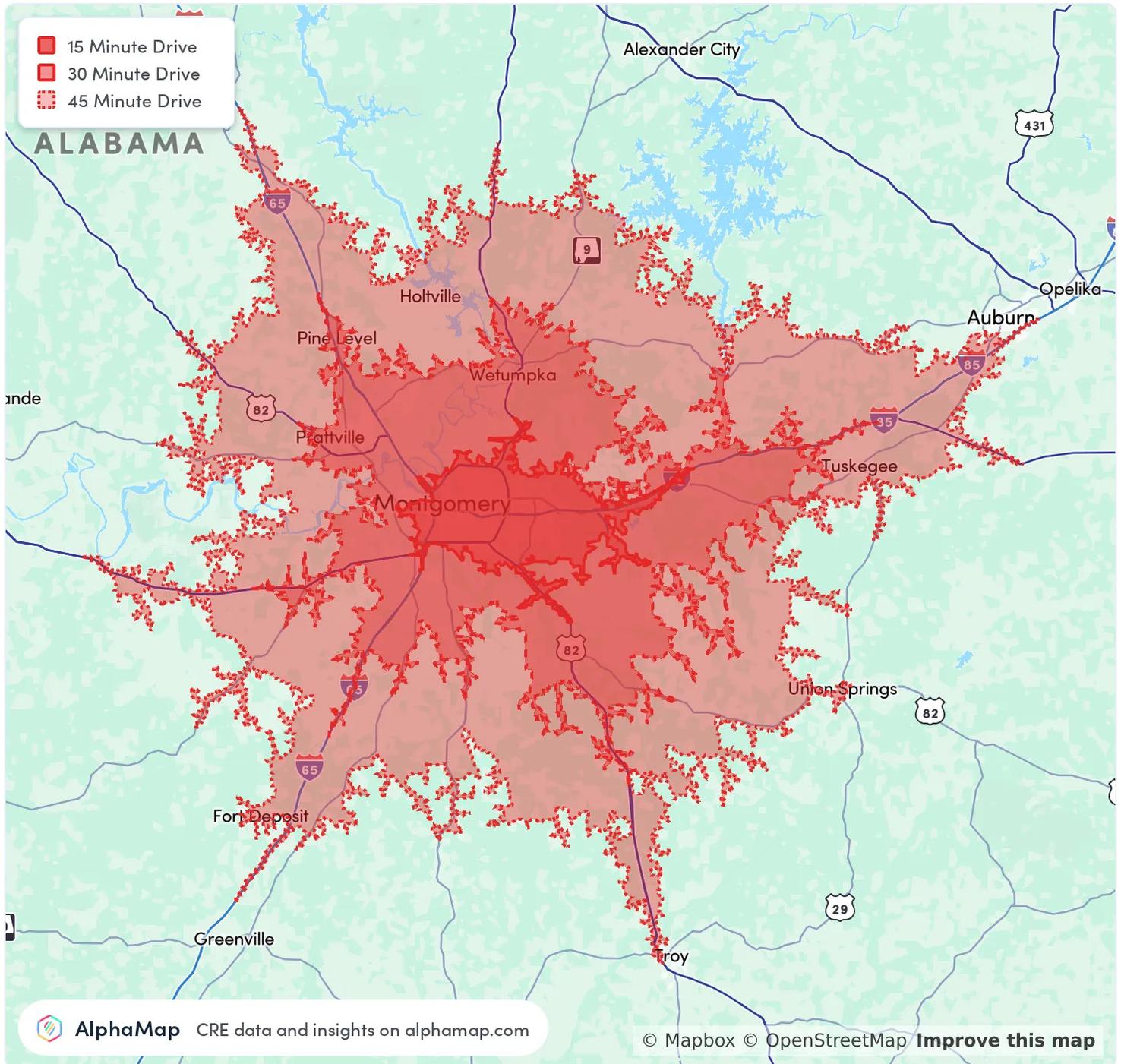
Specializing in Commercial Sales & Leasing Transactions
334.354.2627
david.potts@aronov.com

aronovcommercial.com

3500 Eastern Boulevard
Montgomery, AL 36116

EAST MONTGOMERY QSR OPPORTUNITY

7690 Halcyon Summit Drive at Taylor Road, Montgomery, Alabama 36117



Map and demographics data derived from AlphaMap

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