

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$2,500.00 per month
Building Size:	1,800 SF
Available SF:	3,024 SF
Year Built:	1974

## PROPERTY OVERVIEW

This property is conveniently located off of exit 151 near the Montgomery/Lowndes County line. Now for Lease, this property features a 3,000+/- sq. ft. convenience store with an 8 door walk in cooler, a 30 x 80 canopy, and an 80 ft. interstate sign. Traffic counts on either side of Exit 151 exceed 30,000. For more information or to schedule your appointment call Ed Fleming at 334-652-2121.

## PROPERTY HIGHLIGHTS

- Building Size: 3,024 S.F.
- 8 door Walk-in Cooler
- 80' Interstate Sign
- 30 x 80 Canopy

3,024 SF PACE CAR FOR LEASE, EXIT 151 | GAS STATION PROPERTY FOR LEASE

# ADDITIONAL PHOTOS



**ED FLEMING**  
defleming7@gmail.com  
334.652.2121

**THE RIGHT PLACE.  
THE RIGHT SPACE.**

\*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.

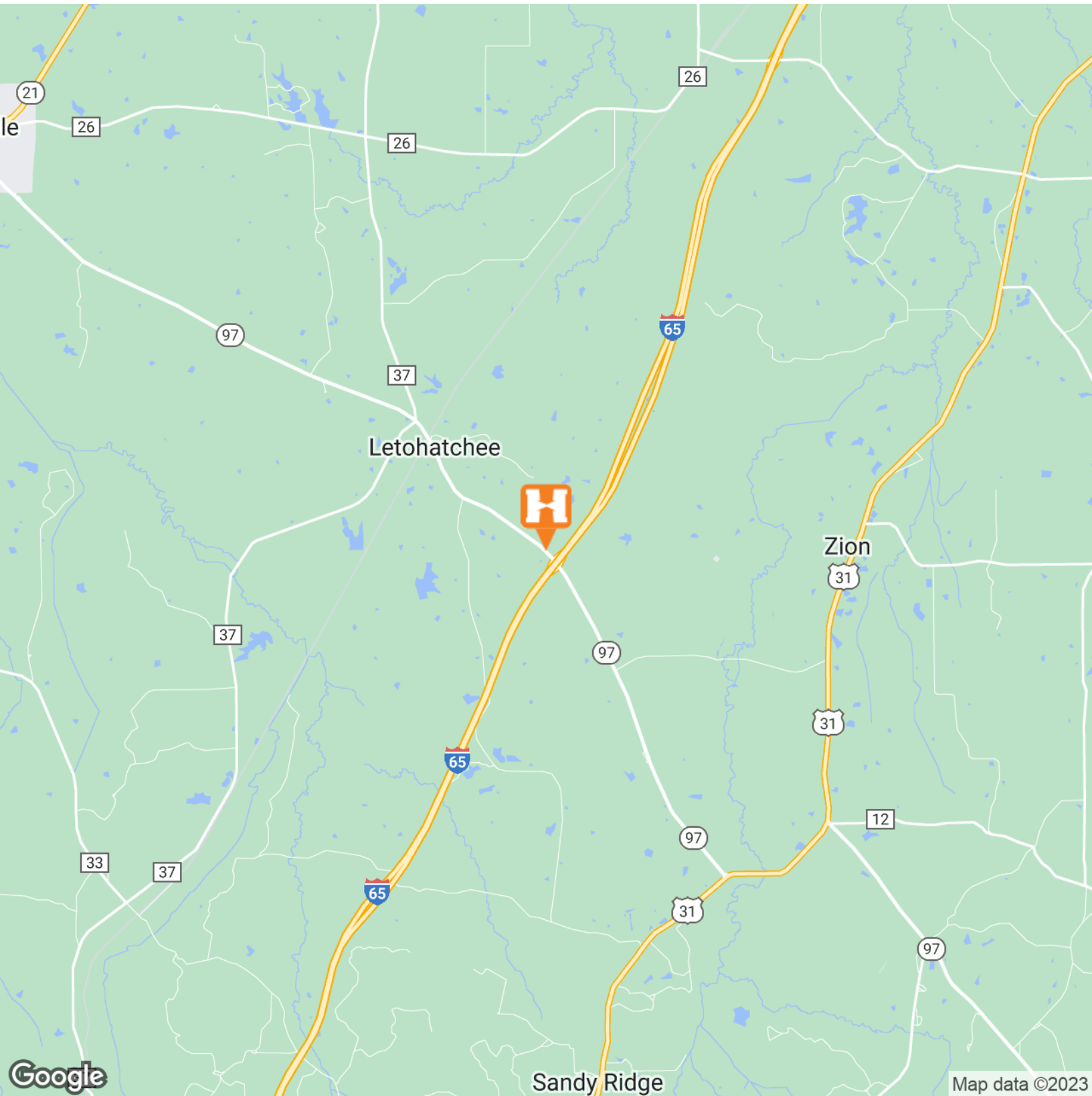
3,024 SF PACE CAR FOR LEASE, EXIT 151 | GAS STATION PROPERTY FOR LEASE

# LOCATION MAP



# Hodges

Commercial Real Estate



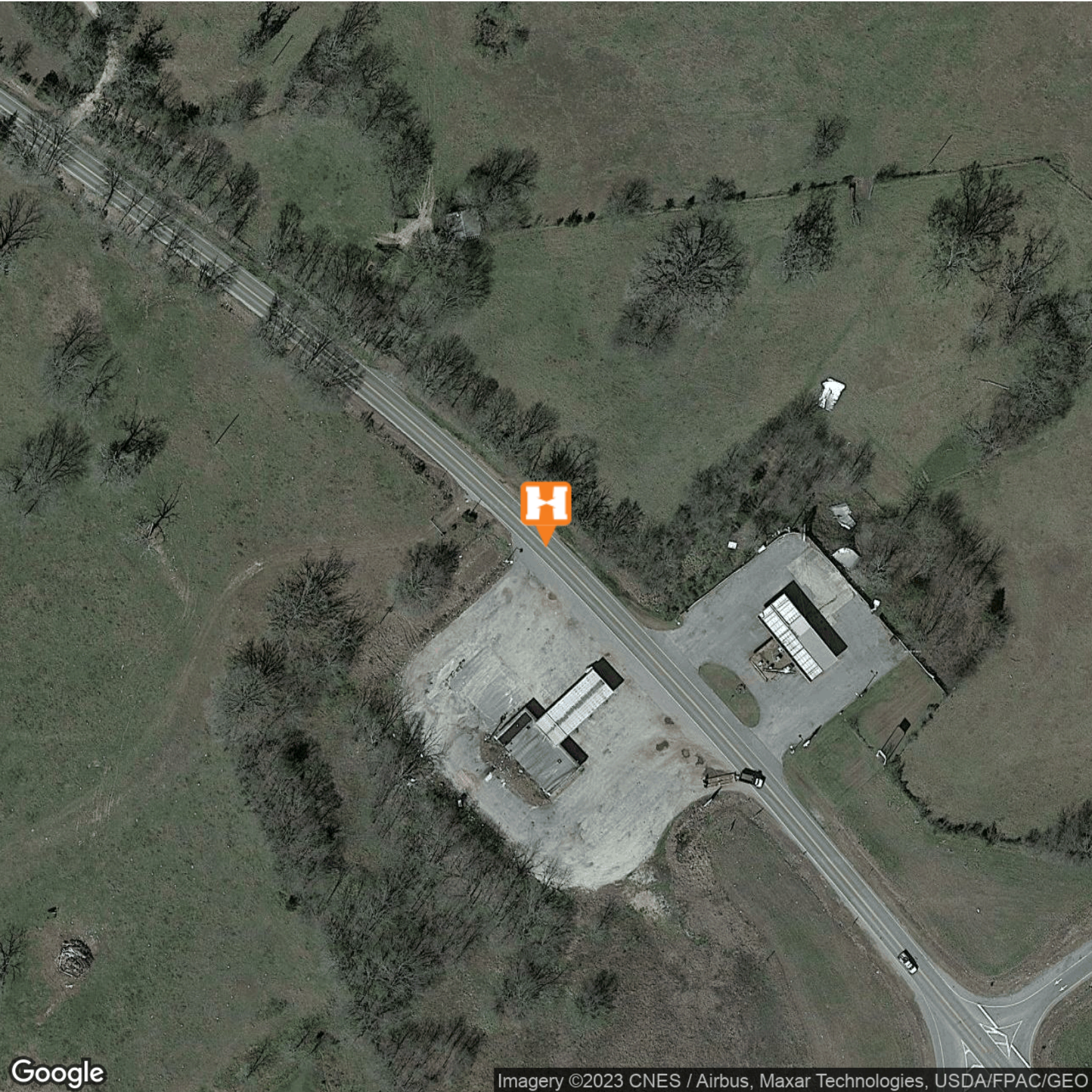
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# AERIAL MAP



Google

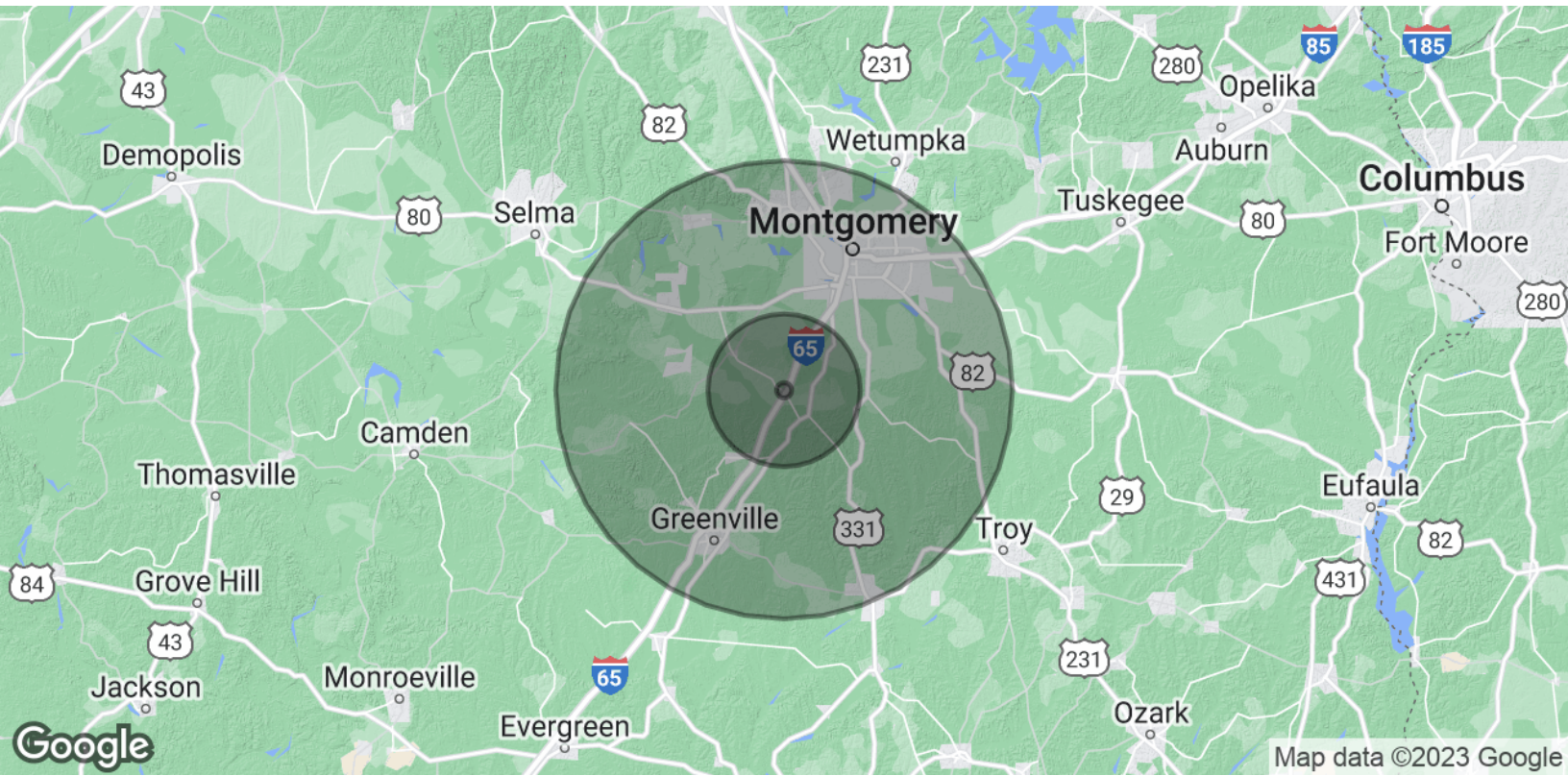
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	10 MILES	30 MILES
Total Population	74	6,767	363,660
Average Age	39.9	41.8	35.7
Average Age (Male)	40.9	41.5	33.7
Average Age (Female)	39.3	42.1	37.4

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	26	2,595	140,317
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$49,716	\$49,120	\$59,413
Average House Value		\$72,225	\$174,487

\* Demographic data derived from 2020 ACS - US Census

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