

## OFFICE CONDO OPPORTUNITY

6940 Vaughn Road, Montgomery, Alabama 36116



## PROPERTY DESCRIPTION

Introducing a prime user/investor opportunity in Montgomery, AL! This 2,800 +/- SF end cap office condo, constructed in 1989, has two stories with the second story having a separate entrance. This would be an ideal set up for an owner to utilize the main floor while renting out the second floor for income. Located in a thriving area of East Montgomery with excellent visibility from Vaughn Road and high traffic counts of 29,000 +/- cars daily. Don't miss out on the chance to capitalize on this commercial real estate offering.

## LOCATION DESCRIPTION

Located near the intersection of Vaughn and Bell Road. Easy access to Taylor Rd to the east and Eastern Blvd to the west. Dining, shopping, and entertainment options in close proximity and surrounded by numerous well established neighborhoods.

## OFFERING SUMMARY

Sale Price:	\$275,000
Price per SF:	\$111.52
Building Size:	2,800 +/- SF
Year Built:	1989
Zoning:	B-4
Traffic Count:	29,000 +/- Vaughn Rd

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,280	23,532	51,979
Total Population	7,332	52,822	121,541
Average HH Income	\$88,057	\$82,172	\$83,529

## PRESENTED BY:

## David Potts

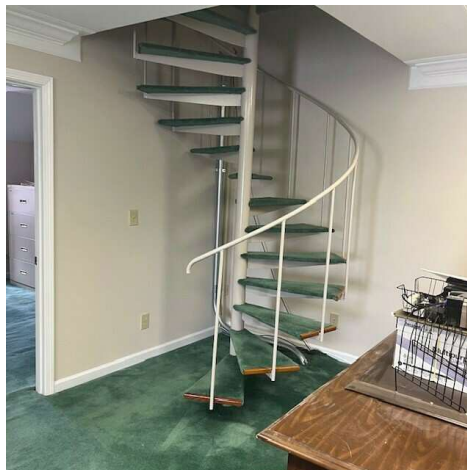
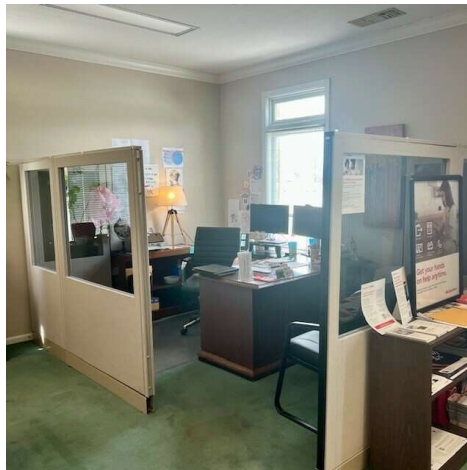
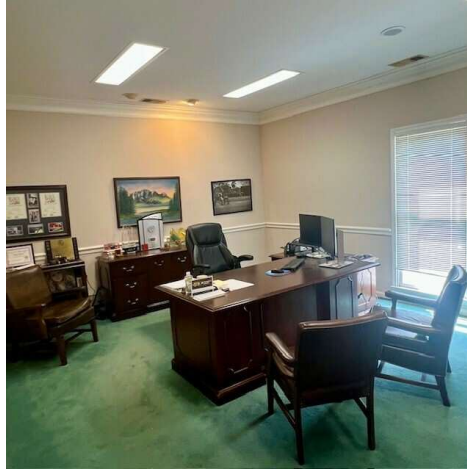
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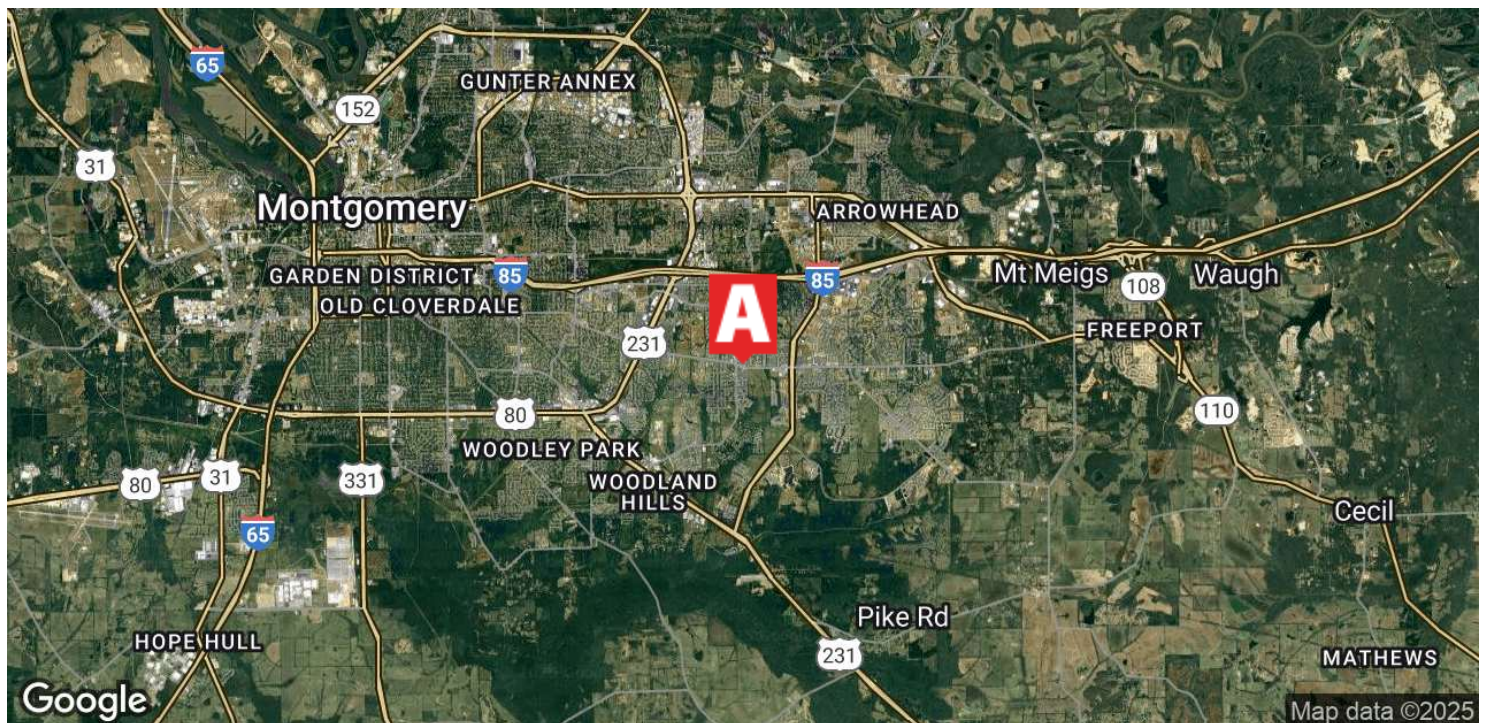
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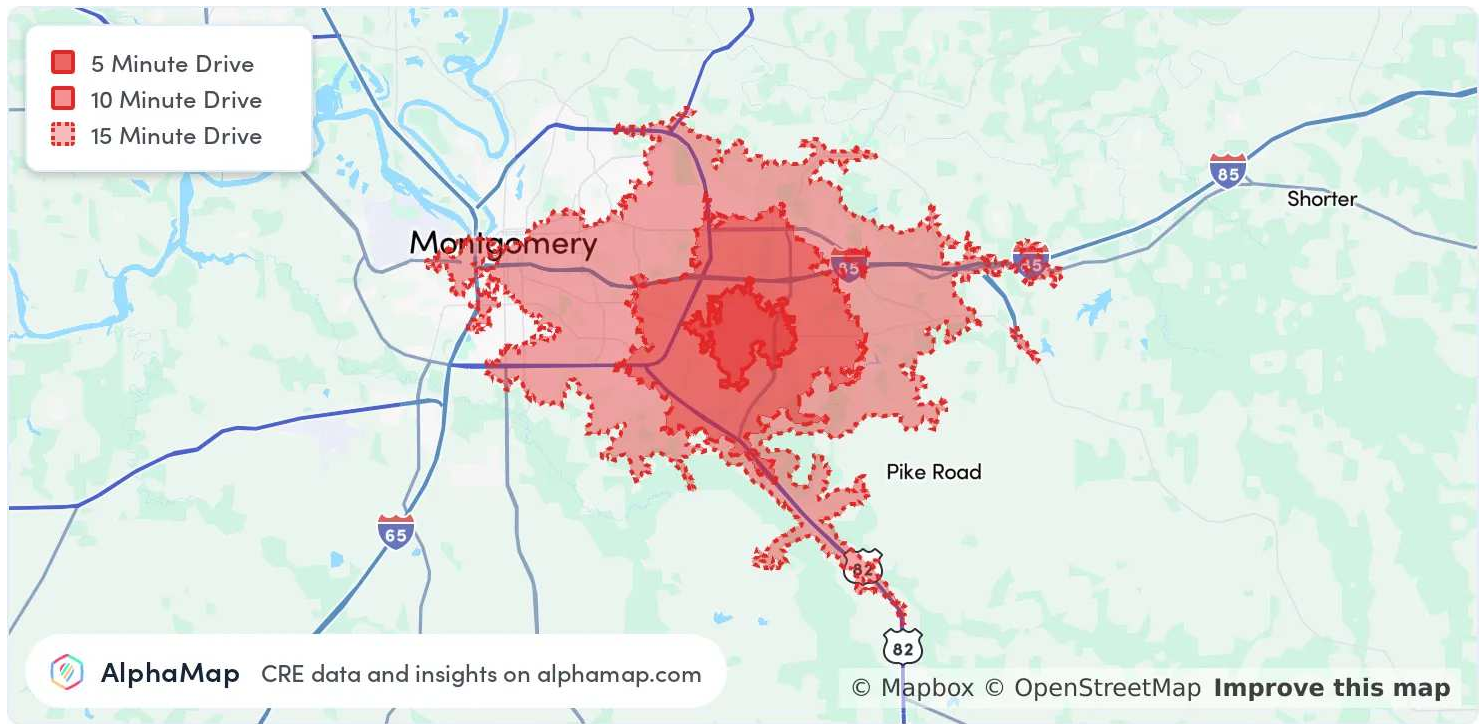
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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	12,673	54,109	144,972
Average Age	41	39	39
Average Age (Male)	39	38	38
Average Age (Female)	42	40	41

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	5,744	24,147	61,320
Persons per HH	2.2	2.2	2.4
Average HH Income	\$85,813	\$83,269	\$78,005
Average House Value	\$236,868	\$251,475	\$222,329
Per Capita Income	\$39,005	\$37,849	\$32,502

Map and demographics data derived from AlphaMap

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