

ALABAMA INTERCHANGE LAND

I-85 at Exit 16, Waugh, Pike Road, Montgomery, AL 36117



PROPERTY DESCRIPTION

Prime Retail/Hospitality land with interstate visibility in one of the fastest growing areas of the state, Pike Road, Alabama just 16 miles east of Montgomery.

LOCATION DESCRIPTION

Only Exit to Highway 80 for 550+ Single Family Homes at Stone Park, Eastwood Villas, and Knollwood Subdivisions and 375+ Apartments at The Grove at Stone Park.

PROPERTY HIGHLIGHTS

- Visible to I-85 Traffic
- All City Utilities
- Will Divide

POSSIBLE USES

- Fast Food
- Retail
- Specialty
- Motel

PRESENTED BY:

Frank Potts SIOR/CCIM

Commercial Sales and Leasing
334.277.1000 x229
frank.potts@aronov.com

OFFERING SUMMARY

Sale Price:	\$10-\$19 per SF
Lot Size:	17.3 +/- Acres
Traffic Count:	47,206 +/- (Combined I-85 and Hwy 80)

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	3,493	6,853	17,519
Total Population	9,091	17,516	43,054
Average HH Income	\$93,610	\$102,559	\$105,508

PARCEL #	ACRES	FRONT	SALE	LEASE
Parcel 1	14.38	1,000'	\$10-\$19 sf	\$1.50 psf/yr
Parcel 2	2.92	485'	\$12-\$19 sf	\$1.00 psf/yr

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