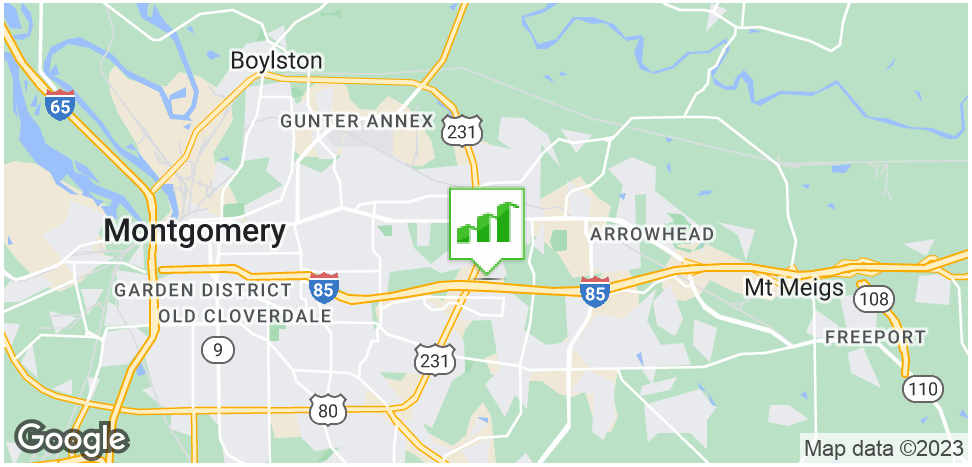
MONTICELLO DR. & MONTICELLO PARK

MONTGOMERY, AL 36117

Executive Summary



OFFERING SUMMARY

Sale Price:	$71,000 - $147,500
Lot Size:	3.21 Acres
Zoning:	B-2: Business District (Single Stores)
Price / Acres:	$68,069

PROPERTY HIGHLIGHTS

- Great Location for a Flex Building with Yard
- With easy access to Eastern Blvd and I-85
- Major Retail Area
- Eastern Blvd. Traffic Count 58,000± AADT
- 0.2± Miles to the Eastern Boulevard
- I-85 Traffic Count 99,940± AADT
- 0.4± Miles to I-85

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3529	24650	53955
Total Population	7611	57047	129847
Average HH Income	$65,904	$69,554	$69,203

GENE CODY, CCIM

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gcody@mcrmpm.com

MOORE COMPANY REALTY

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

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SITE SOURCE
RETAIL BROKER NETWORK

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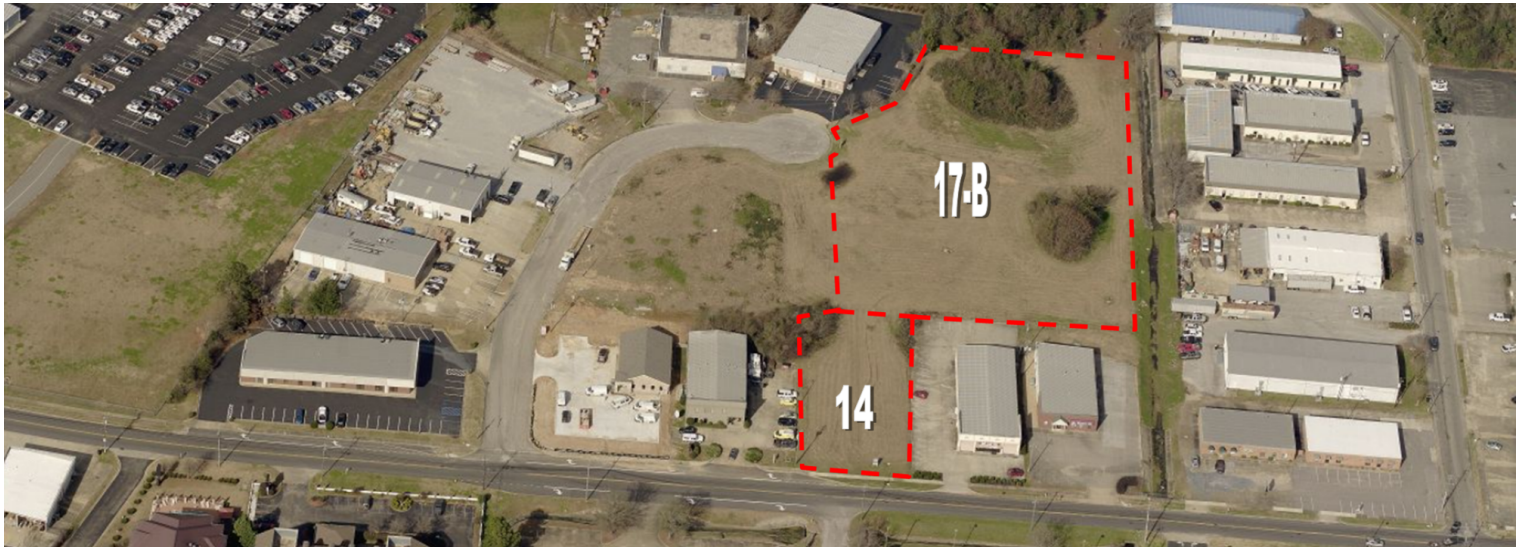
Land Lots



 # OF LOTS 2 | **TOTAL LOT SIZE** 0.5 - 2.71 ACRES | **TOTAL LOT PRICE** $71,000 - $147,500 | **BEST USE** DEVELOPMENT - INDUSTRIAL - FLEX

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	14	Monticello Dr.	10 06 13 4 001 001.002	Industrial	0.5 Acres	$71,000	B-2: Business District (Single Stores)
Available	17-B	Monticello Park	10 06 13 4 001 001.008	Industrial	2.71 Acres	$147,500	B-2: Business District (Single Stores)

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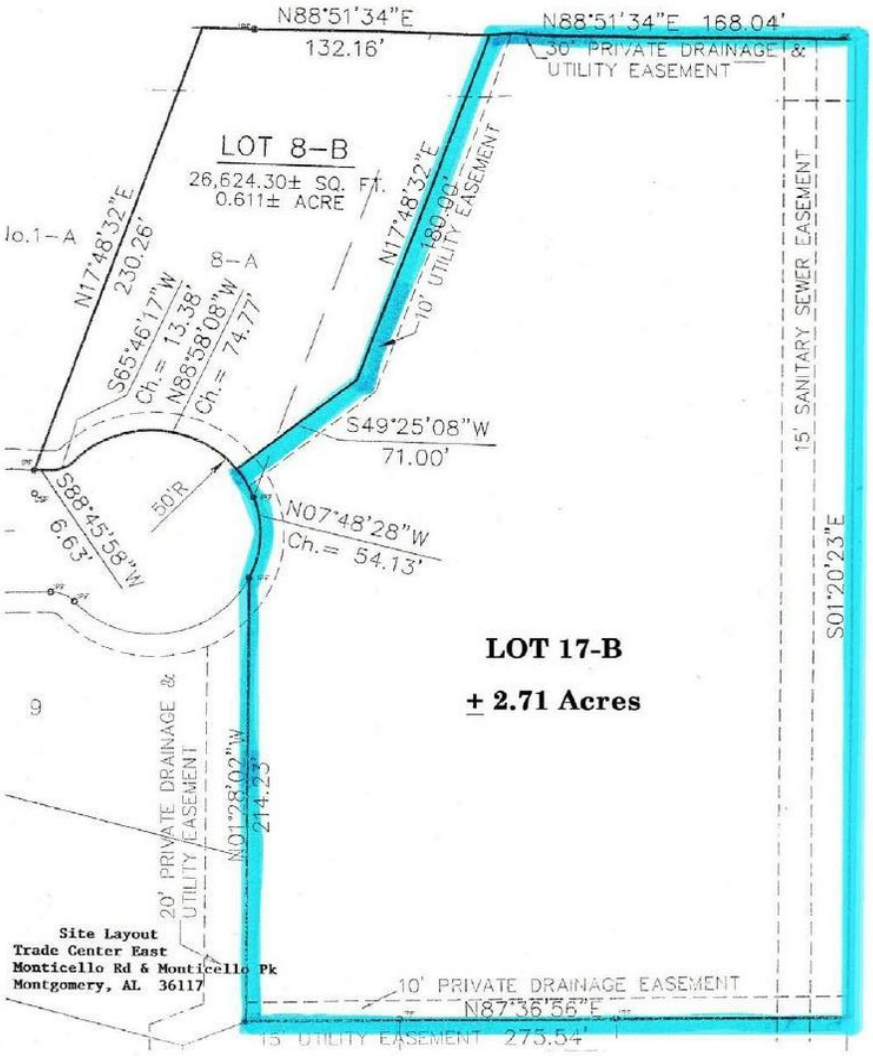
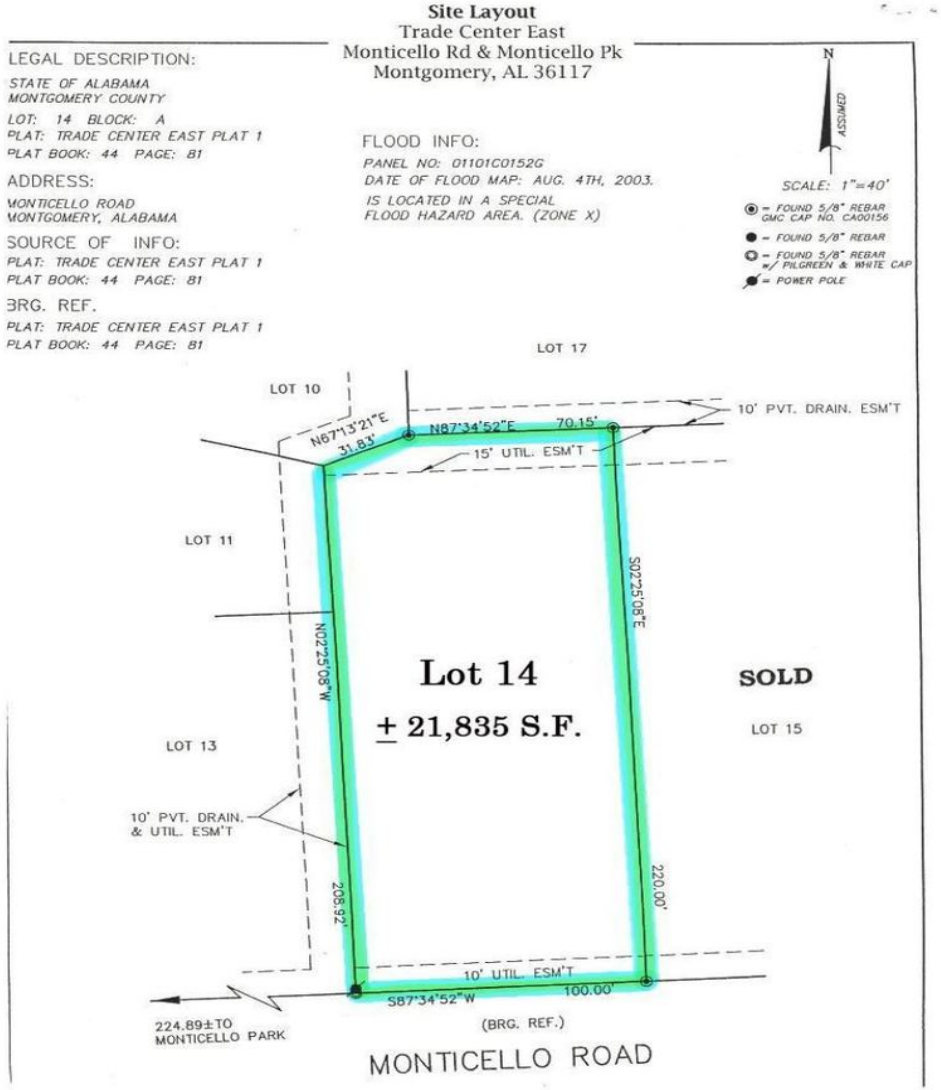
Additional Photos





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Retail Map

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