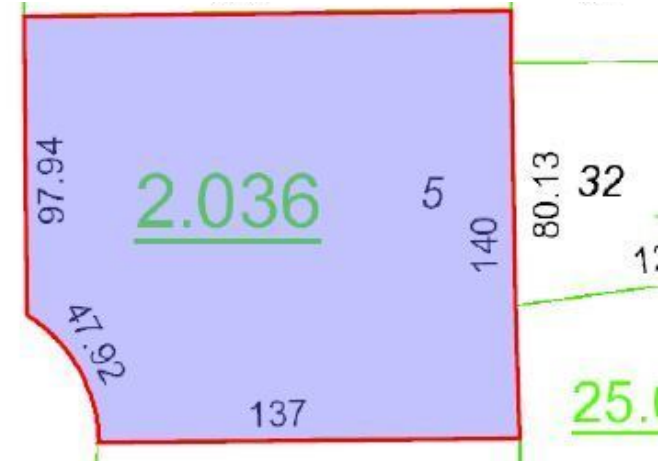
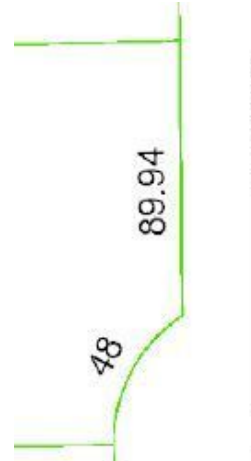


525 COTTON GIN RD

MONTGOMERY, AL 36117

## Executive Summary



### OFFERING SUMMARY

Sale Price: \$108,590

Lot Size: 0.5 Acres

Zoning: O-1: Office District

Price / Acres: \$217,180

### PROPERTY HIGHLIGHTS

- Great location for professional office or retail building
- 0.3± Miles From Taylor Rd
- 0.5± Miles from Baptist Medical Center East: The campus is also home to the Baptist Breast Health Center, the Sleep Disorders Center and the Endoscopy Center. In addition to general medical & surgical services, it offers a full range of specialty care. With a Total Patient Revenue of \$546,969,197
- 0.7± Miles from Auburn University at Montgomery: AUM offers more than 90 programs of study leading to bachelor's, master's, specialist, and doctoral degrees. Total enrollment 5188±, Total Academic Staff 318±
- 0.9± Miles from Atlanta Hwy.
- 1.1± Miles from I-85

GENE CODY, CCIM

334.386.2441  
gcody@mcrmpm.com

MOORE COMPANY REALTY

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



# 525 COTTON GIN RD

MONTGOMERY, AL 36117

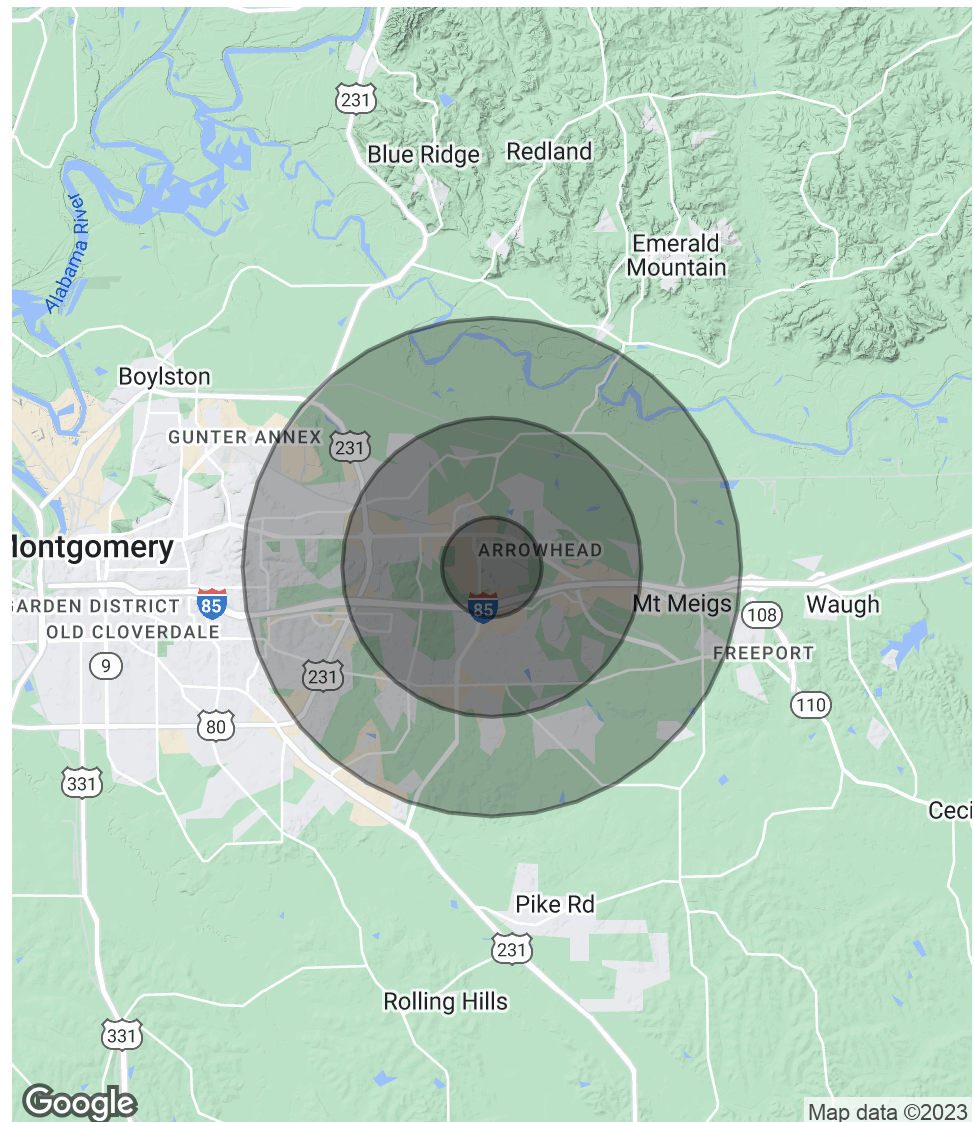
## Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,497	35,013	80,493
Average age	36.8	36.7	36.2
Average age (Male)	31.4	35.5	35.4
Average age (Female)	43.3	38.4	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,586	15,113	33,651
# of persons per HH	2.2	2.3	2.4
Average HH income	\$81,222	\$86,004	\$79,177
Average house value	\$348,980	\$282,854	\$228,695

\* Demographic data derived from 2020 ACS - US Census



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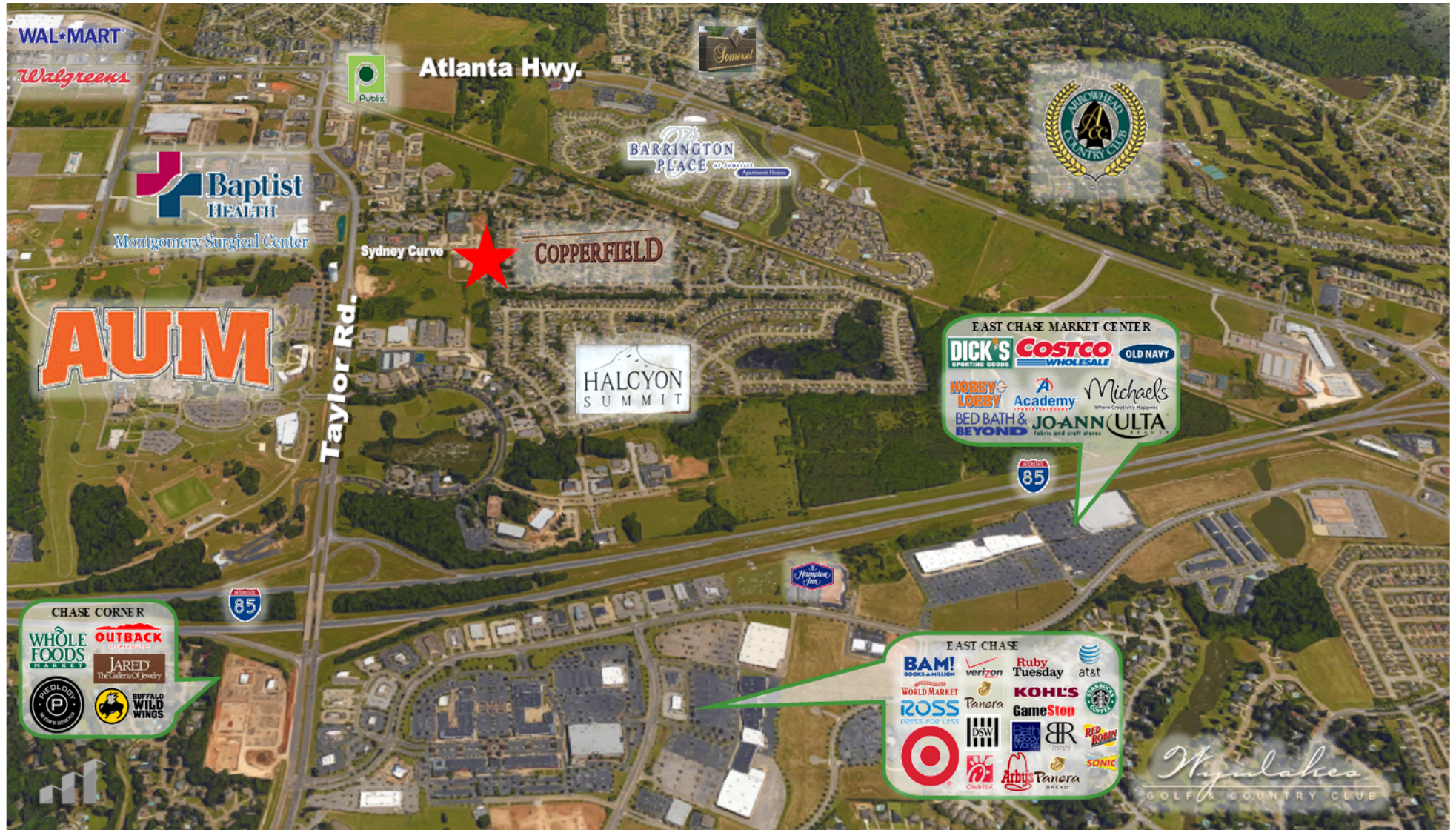




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Retail Map



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