

8025 CHANTILLY PARKWAY PLACE | LAND FOR SALE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$300,000
Available SF:	40,946 SF
Lot Size:	0.9 Acres
Price / Acre:	\$
Zoning:	B-2

PROPERTY OVERVIEW

Three Lots zoned B-2 / B-3 for commercial. Strategically located, these lots are positioned to capitalize on the extraordinary growth of the area. Ideally suited for a variety of businesses. High traffic counts throughout the surrounding area. \$300,000 each lot. Contact me for more information or to schedule your viewing.

PROPERTY HIGHLIGHTS

- High Visibility
- High Traffic Counts
- Located in Chantilly Place

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.

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RETAILER MAP



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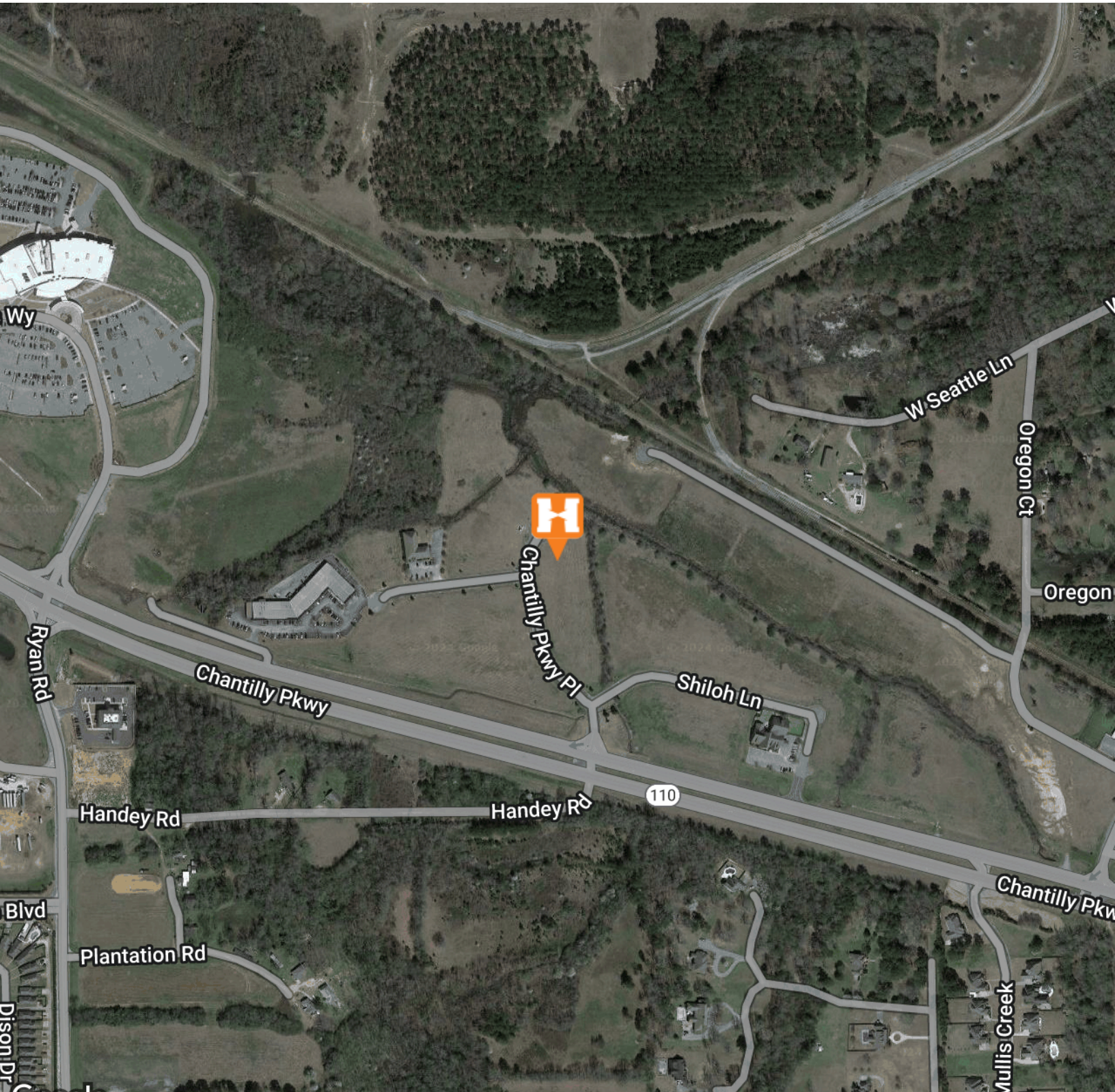
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LOCATION MAP



Hodges

Commercial Real Estate



Google Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

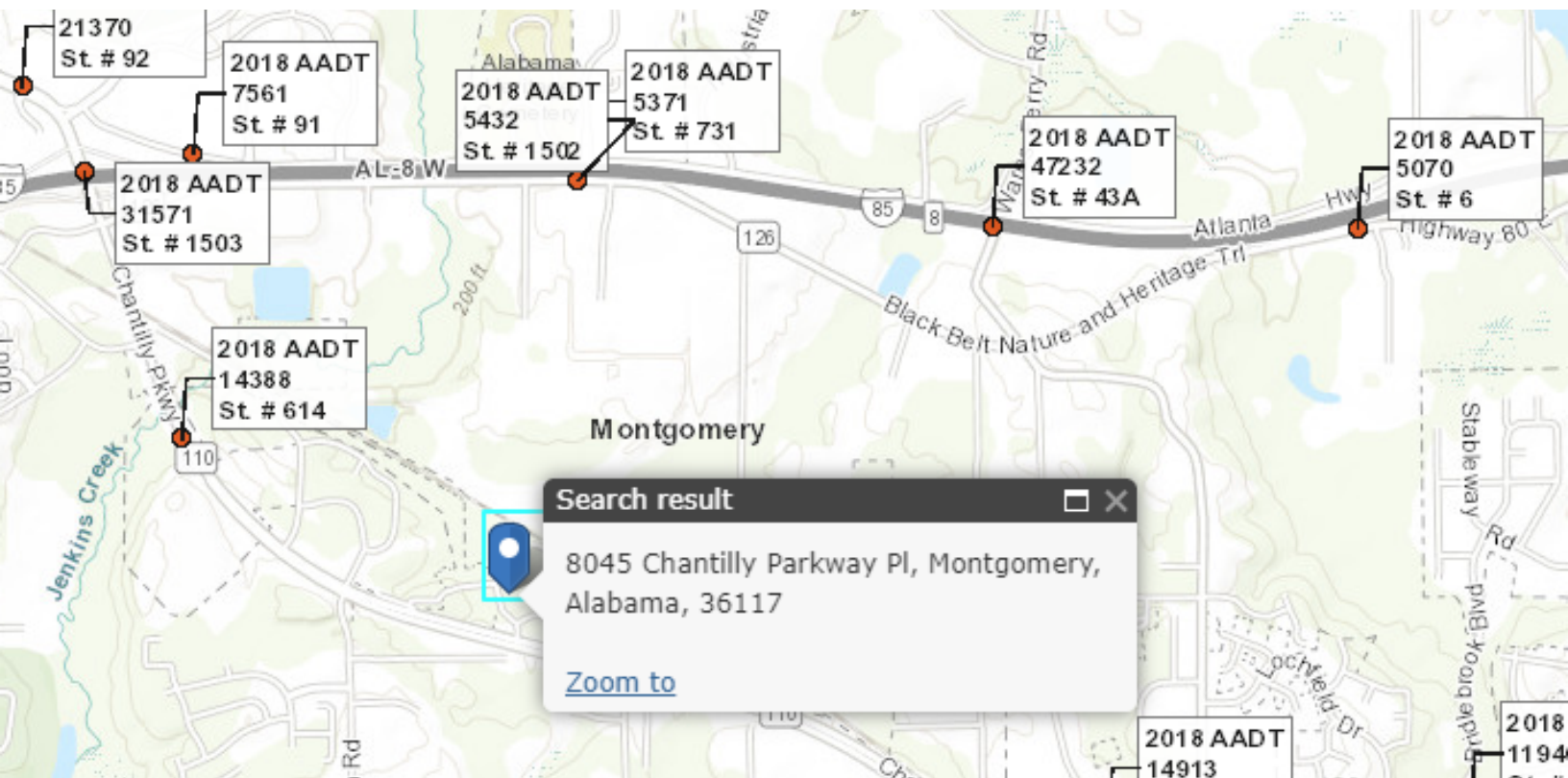
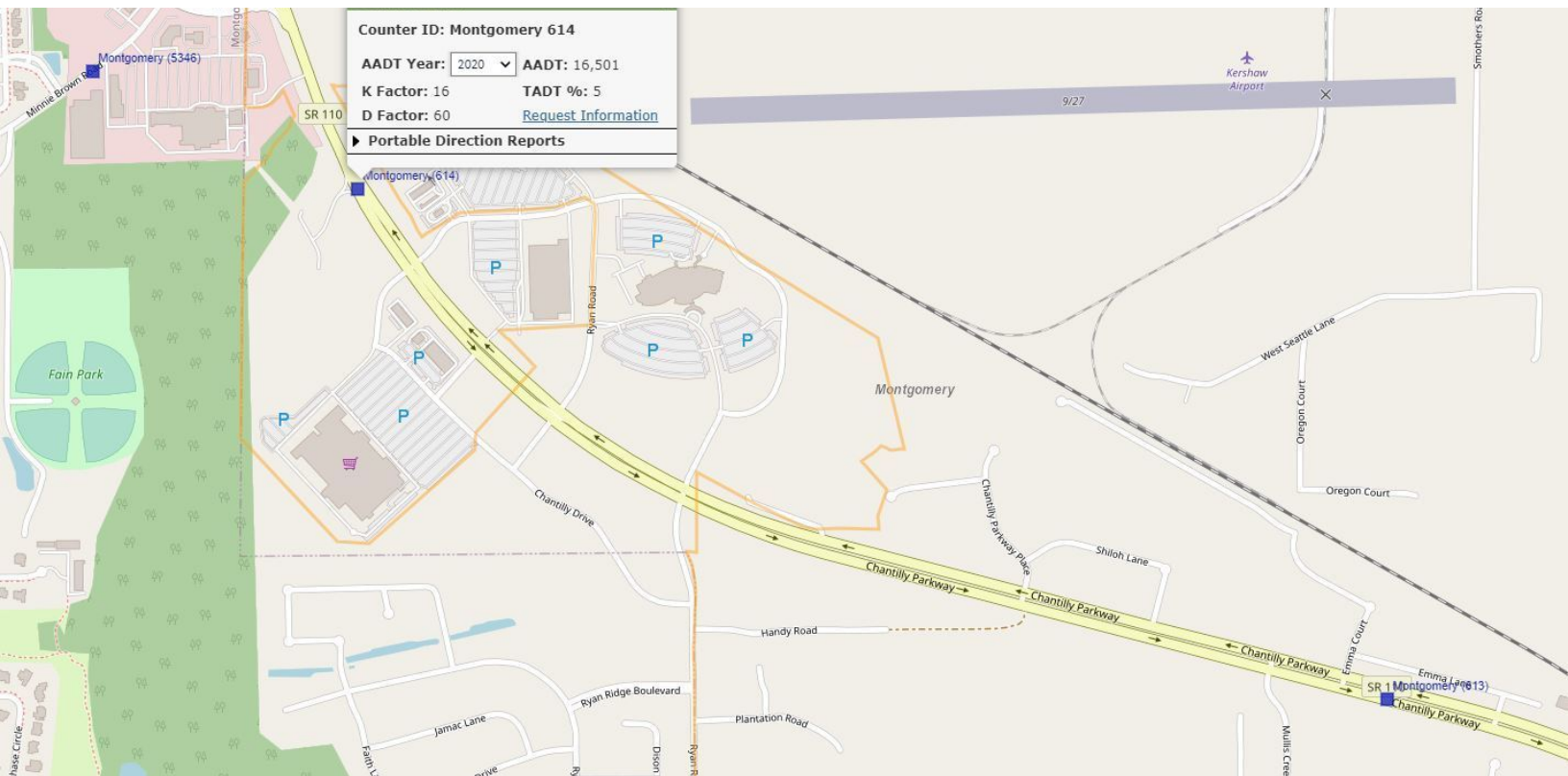
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TRAFFIC DATA



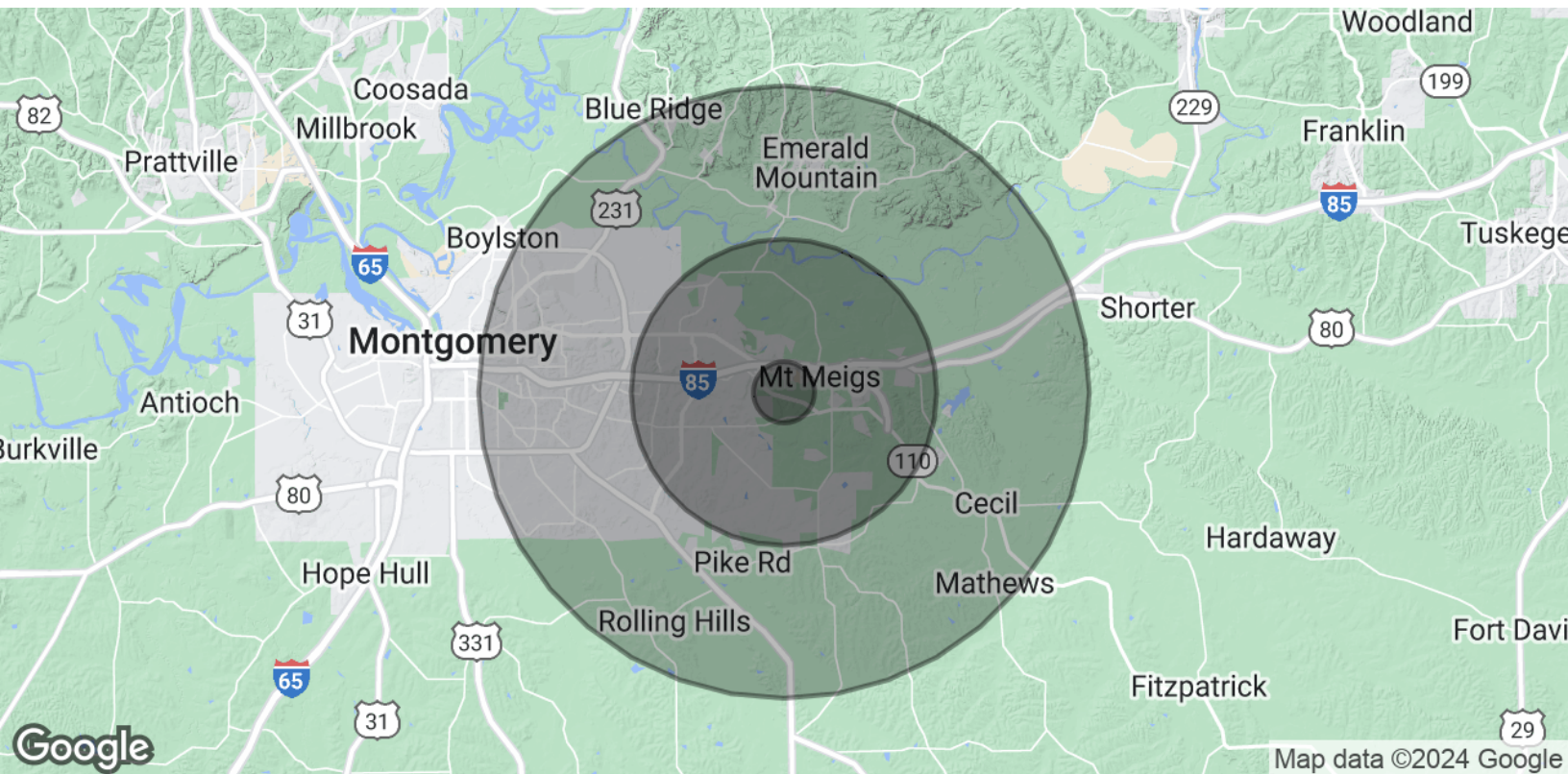
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,745	39,023	151,116
Average Age	34.3	37.5	36.1
Average Age (Male)	34.5	36.6	34.3
Average Age (Female)	34.4	38.9	37.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	628	15,148	60,974
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$93,600	\$99,786	\$73,129
Average House Value	\$350,241	\$330,781	\$212,069

* Demographic data derived from 2020 ACS - US Census

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