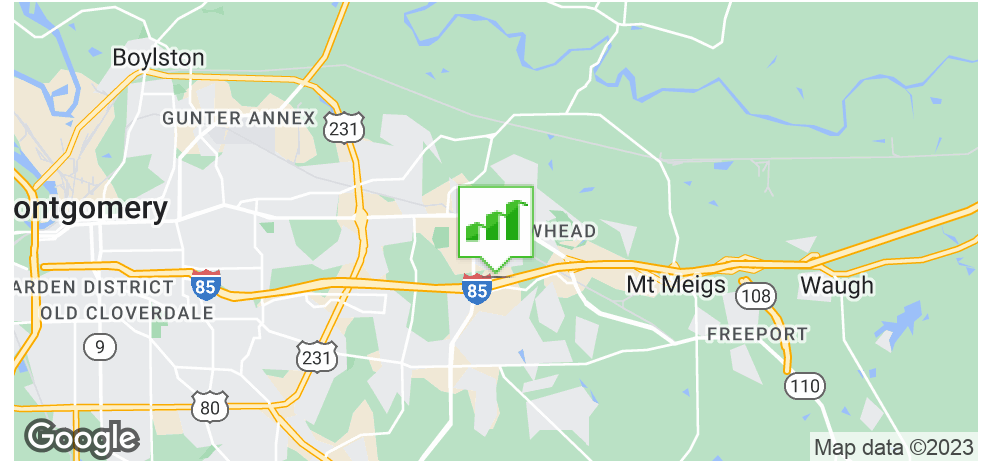


# 7505 HALCYON POINTE DR.

7505 HALCYON POINTE DR., MONTGOMERY, AL 36117

## Executive Summary



### OFFERING SUMMARY

|                |                      |
|----------------|----------------------|
| Sale Price:    | \$2,350,000          |
| Cap Rate:      | 6.88%                |
| Lot Size:      | 0.87 Acres           |
| Year Built:    | 2004                 |
| Building Size: | 12,544               |
| Zoning:        | O-1: Office District |
| Submarket:     | East Montgomery      |
| Price / SF:    | \$187.34             |

### PROPERTY HIGHLIGHTS

- Excellent location in East Montgomery located near Eastchase Lifestyle Center & Peppertree Shopping Center
- New Roof installed in 2022
- Class A Office Building just off Taylor Rd.
- Plenty of on-site parking for employees & customers
- 1.7± Miles from I-85 & EastChase Shopping Center
- 2.5± Miles of Five Shopping Centers in East Montgomery: Sturbridge Shopping Center, Festival Plaza, Cornerstone Shopping Center, and Pepper Tree Shopping Center.
- 4.0± Miles of Multiple Established and Flourishing Neighborhoods. Wynlakes, Taylor Lakes, Hampstead, Sturbridge, Halcyon, Wyndridge, Deer Creek & Eastern Forest

### DEMOGRAPHICS

|                   | 1 MILE    | 3 MILES  | 5 MILES  |
|-------------------|-----------|----------|----------|
| Total Households  | 1795      | 14486    | 33106    |
| Total Population  | 4135      | 34046    | 79297    |
| Average HH Income | \$101,286 | \$90,555 | \$79,883 |

#### GENE CODY, CCIM

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#### MOORE COMPANY REALTY

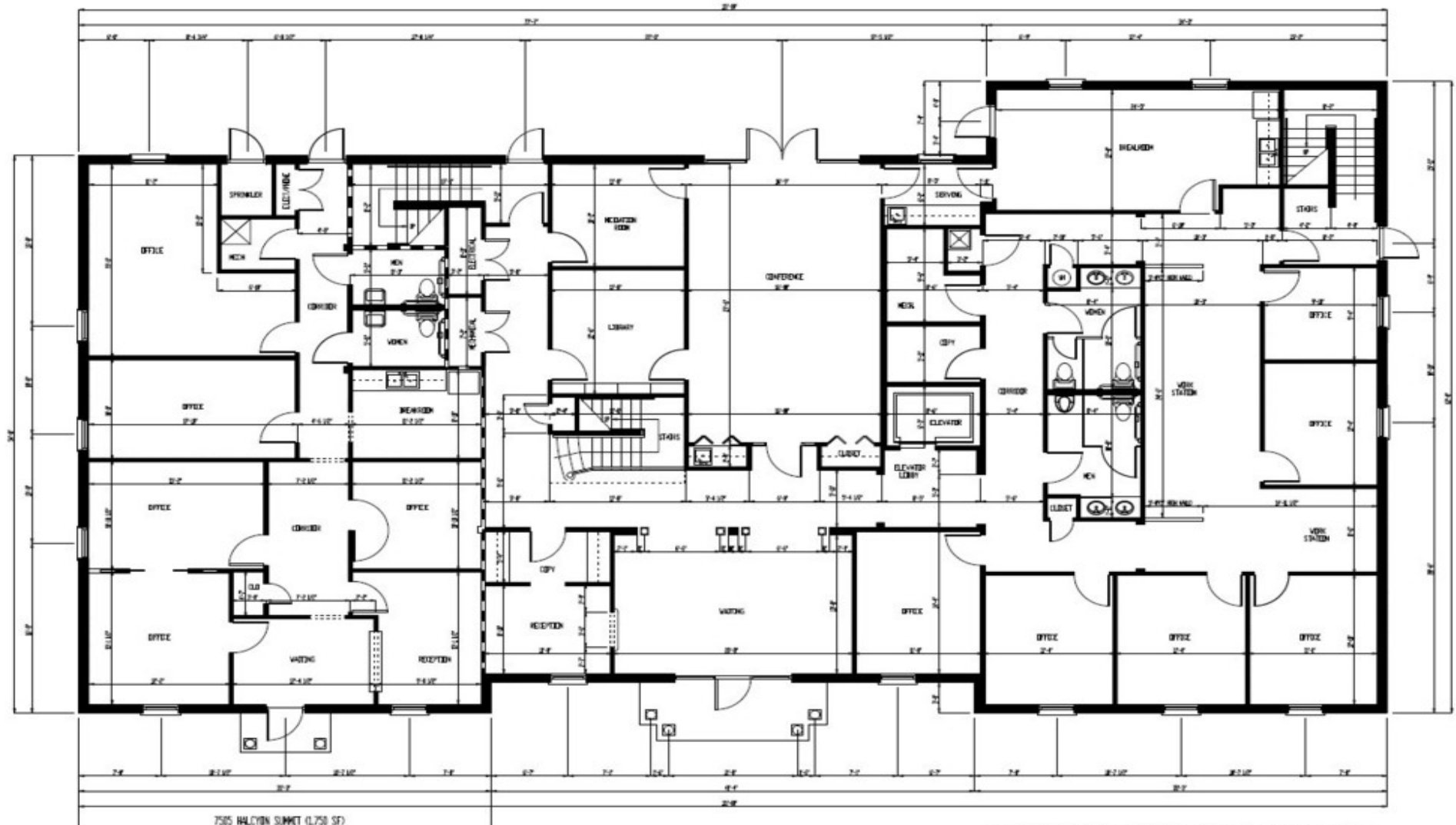
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1st Floor Plan



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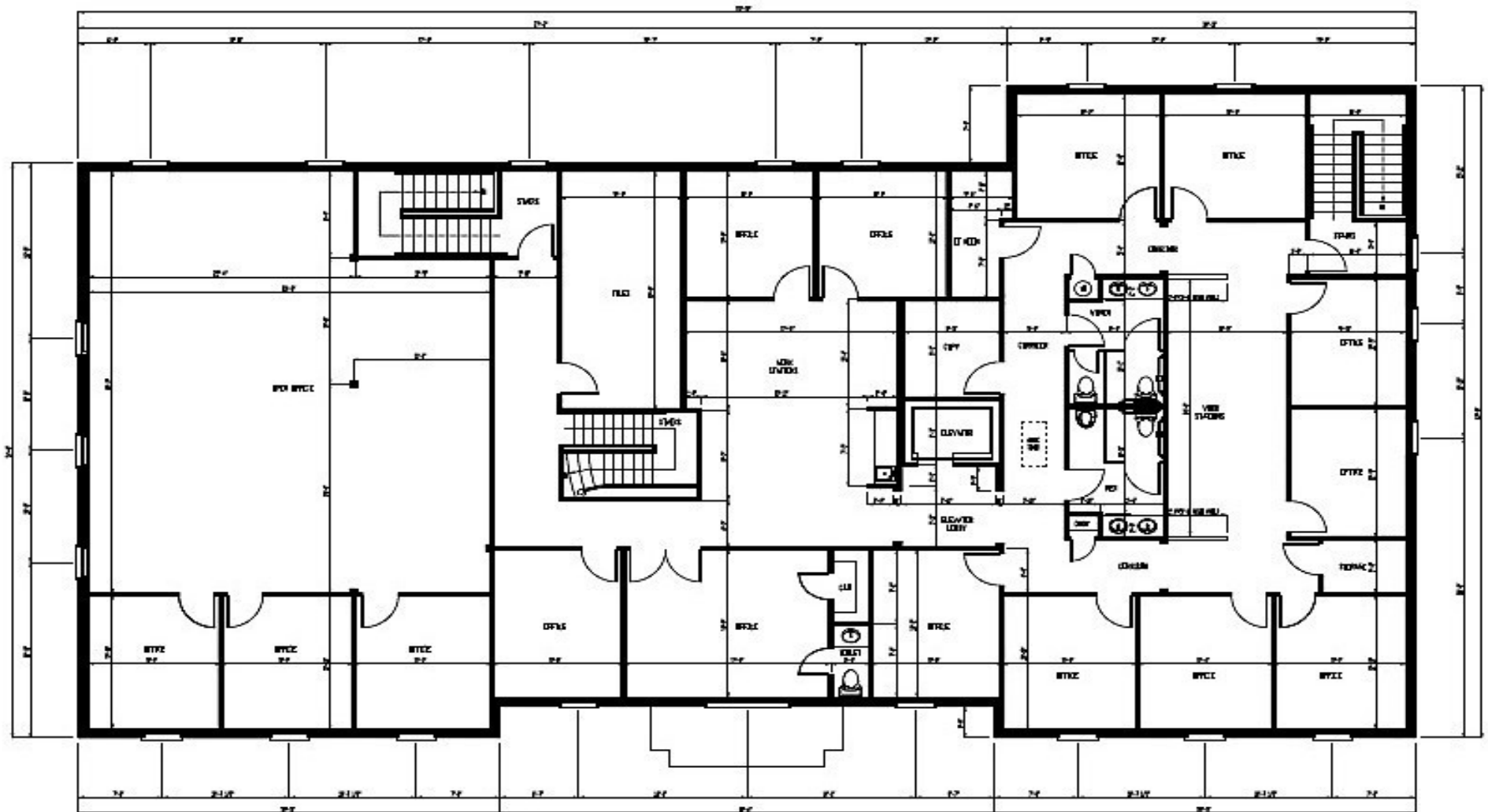
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2nd Floor Plan



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## Retail Map



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