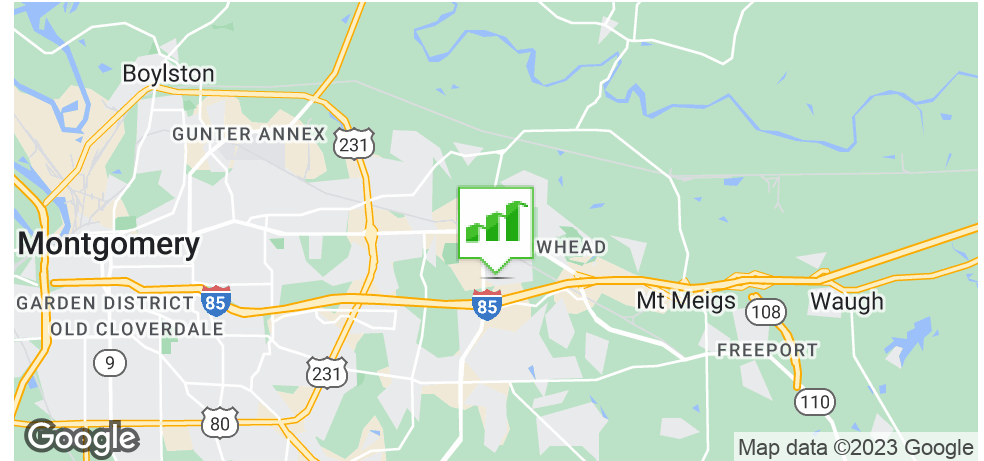


7110 UNIVERSITY CT

MONTGOMERY, AL 36117

Executive Summary



OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Lot Size:	0.7 Acres
Year Built:	2001
Building Size:	6,680
Zoning:	B-3: Highway Commercial
Market:	East Montgomery

PROPERTY HIGHLIGHTS

- The property is located in East Montgomery near Eastchase Lifestyle Center & Peppertree Shopping Center
- Easily accessible to the Interstate system and major thoroughfares in and out of Montgomery.
- Class B Office Building just off Taylor Road
- Plenty of on-site parking for employees & customers
- Traffic Counts: 31,596±AADT Vaughn Rd., 35,730±AADT Taylor Rd.
- 1.3± Miles from I-85 & EastChase Shopping Center
- 2.1± 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



GENE CODY, CCIM

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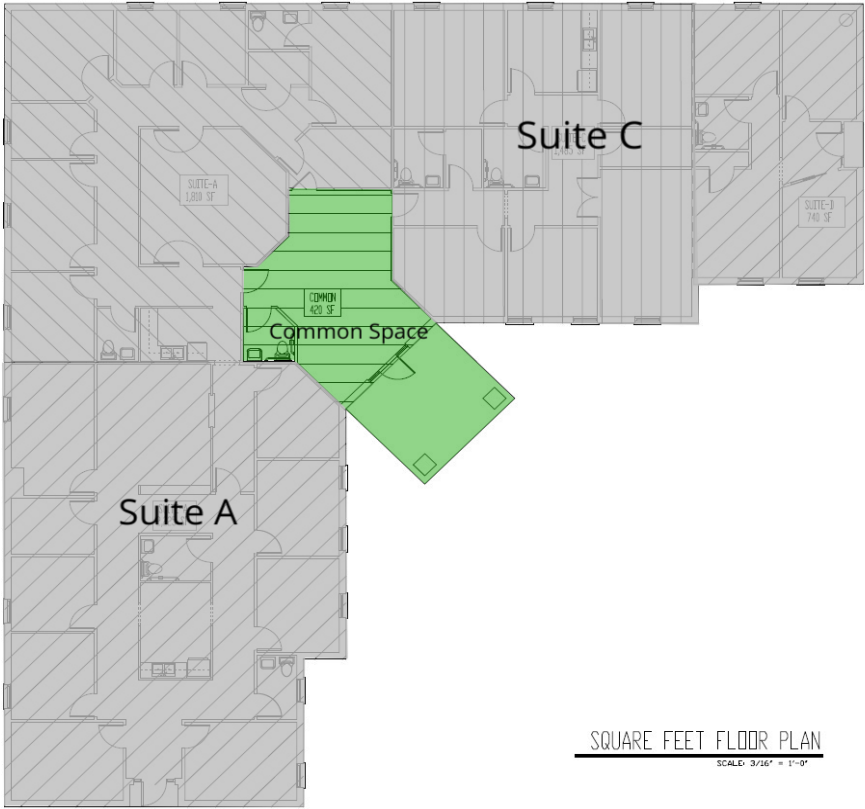
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Plans



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
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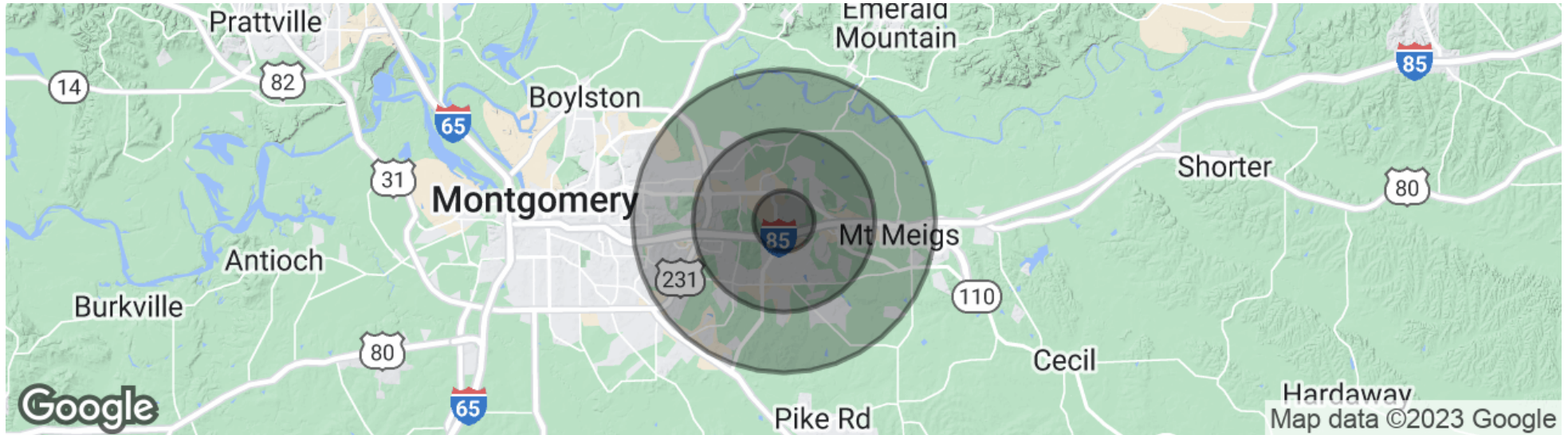
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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,161	40,762	91,816
Average Age	35.5	37.8	37.4
Average Age (Male)	36.7	37.8	36.2
Average Age (Female)	35.5	38.8	38.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,129	19,257	41,859
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$79,420	\$83,590	\$76,867
Average House Value	\$220,270	\$193,467	\$172,002

* Demographic data derived from Esri forecasts for 2021 and 2026



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Retail Map



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