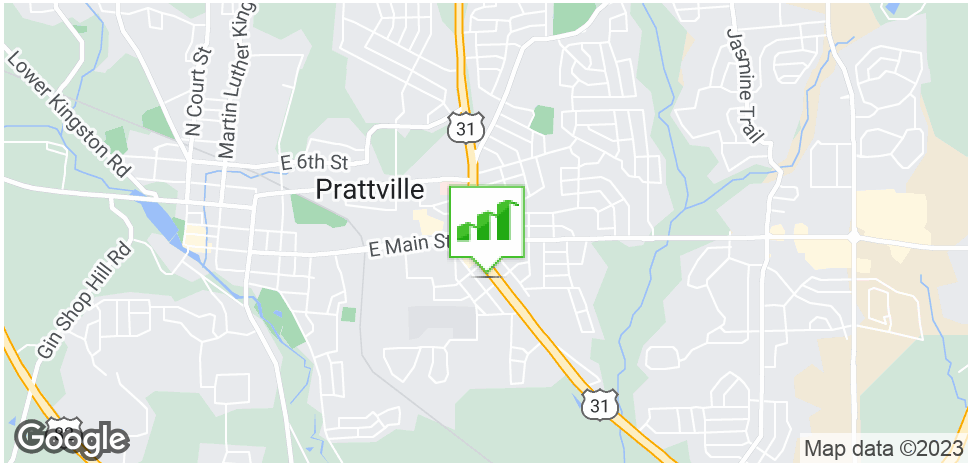
830 S. MEMORIAL DRIVE

830 S. MEMORIAL DR., PRATTVILLE, AL 36067

Executive Summary



OFFERING SUMMARY

Sale Price:	$250,000
Lot Size:	0.67 Acres
Year Built:	1948
Building Size:	4,913
Renovated:	1950
Zoning:	Commercial
Market:	Prattville
Price / SF:	$50.89

PROPERTY HIGHLIGHTS

- High visibility location on Memorial Drive in Prattville Alabama
- Two Buildings with excellent access & onsite parking.
- Bldg. 1: 3,290± SF & Bldg. 2: 1,623± SF
- Traffic Counts of 29,150± AADT on S. Memorial Dr.
- 0.2± Miles from Main St.
- 0.6± Miles from Highway 14
- 1.4± Miles from Downtown Prattville, AL
- 2.0± Miles from Highway 82
- 4.7± Miles from I-65

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	2128	7876	12402
Total Population	5100	19453	29864
Average HH Income	$81,232	$79,193	$76,062

JON MASTERS, CCIM

334.387.2724
Jmasters@mcrmpm.com

MOORE COMPANY REALTY

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

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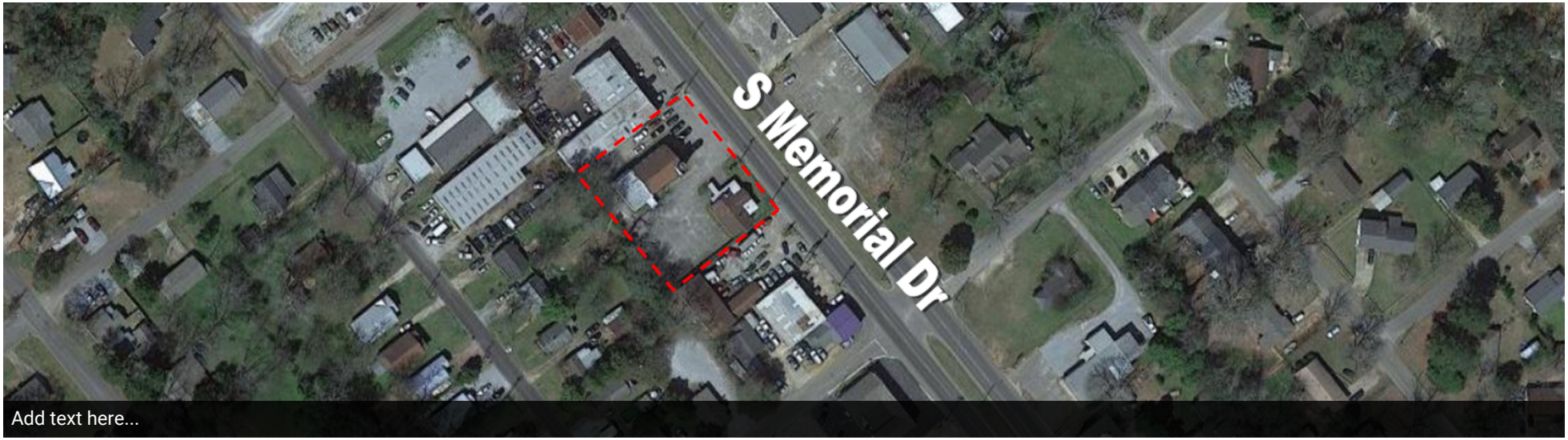
Building Photos

Bldg. 1: 3,290±SF

Bldg. 2: 1,630±SF



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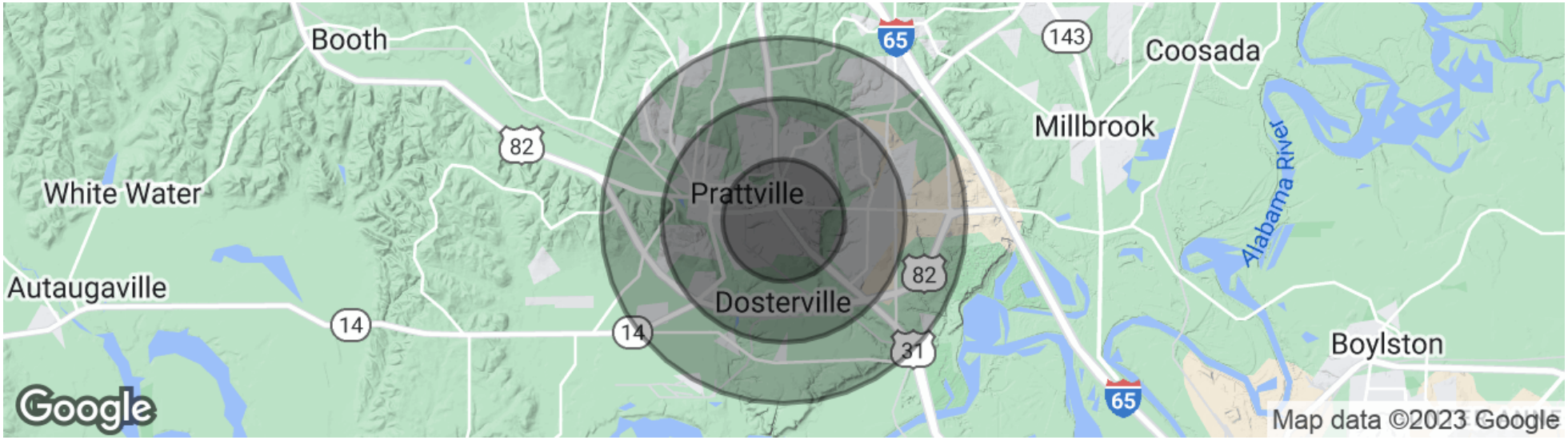
Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,100	19,453	29,864
Average Age	39.1	39.7	38.4
Average Age (Male)	38.7	38.0	36.7
Average Age (Female)	42.5	42.2	40.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,128	7,876	12,402
# of Persons per HH	2.4	2.5	2.4
Average HH Income	$81,232	$79,193	$76,062
Average House Value	$326,039	$204,045	$188,378

** Demographic data derived from 2020 ACS - US Census*

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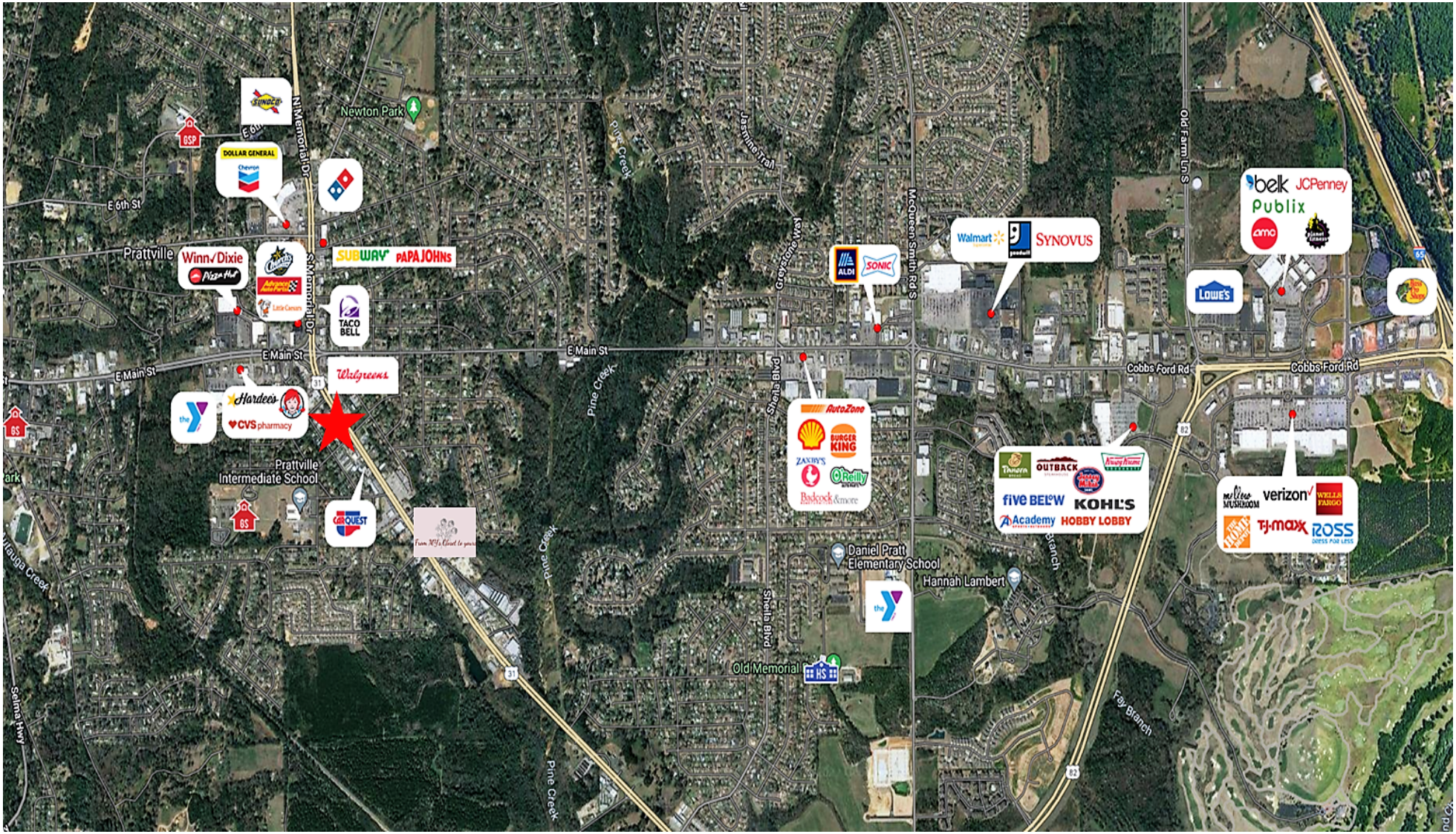
Retail Map



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