

7177 HALCYON SUMMIT DRIVE

7177 HALCYON SUMMIT DRIVE, MONTGOMERY, AL 36117

Executive Summary



OFFERING SUMMARY

| | |
|----------------|-------------------------|
| Sale Price: | \$650,000 |
| Lot Size: | 0.93 Acres |
| Year Built: | 2000 |
| Building Size: | 8,103 |
| Zoning: | B-3: Highway Commercial |
| Market: | Montgomery |
| Submarket: | East Montgomery |
| Price / SF: | \$80.22 |

PROPERTY HIGHLIGHTS

- Excellent location in East Montgomery located near Eastchase Lifestyle Center & Peppertree Shopping Center
- Class A Office Building just off Taylor Rd.
- Plenty of on-site parking for employees & customers
- Traffic Counts: 31,596±AADT Vaughn Rd., 35,730±AADT Taylor Rd.
- 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



GENE CODY, CCIM

334.386.2441
gcody@mcrmpm.com

MOORE COMPANY REALTY

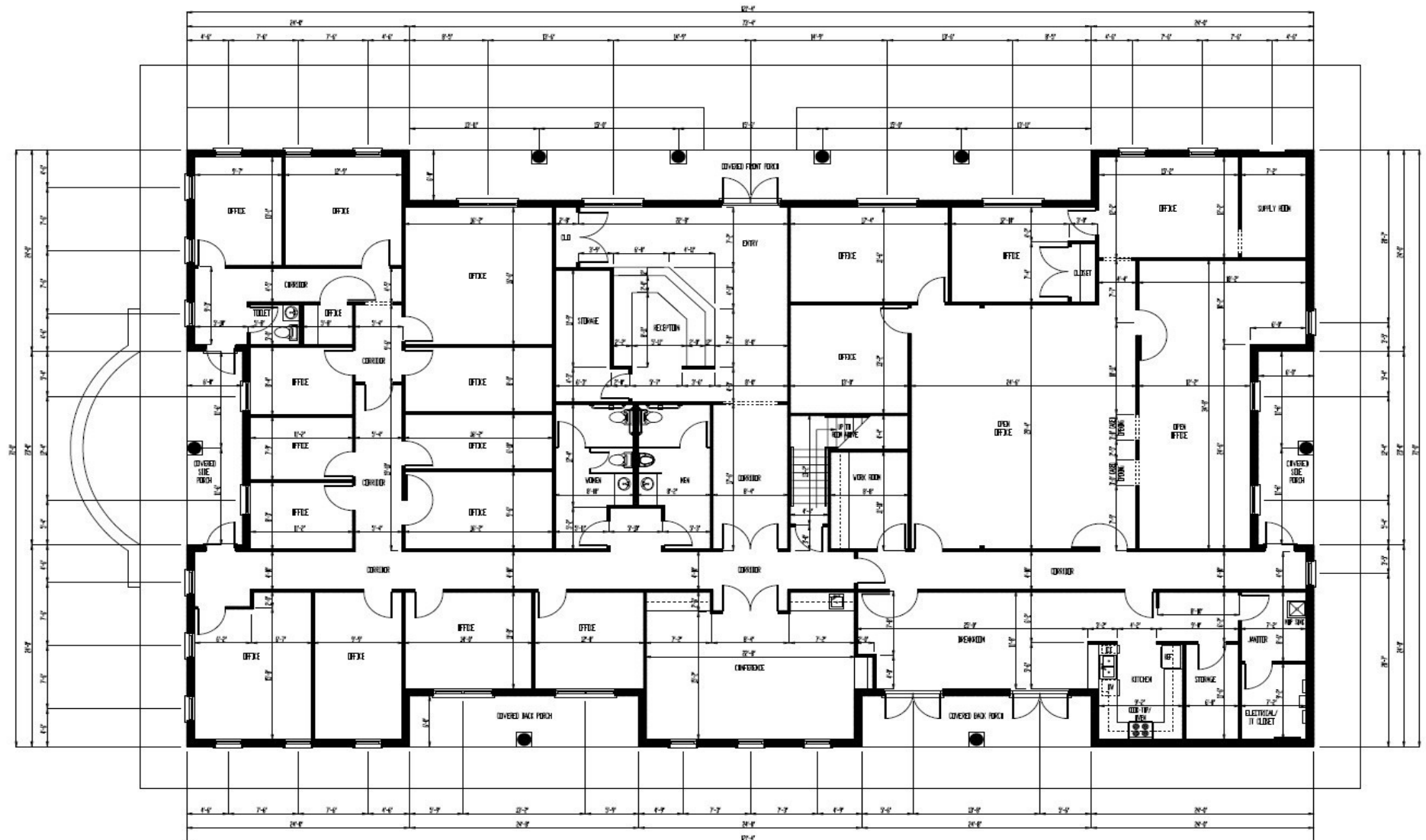
312 Catoma St #200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com



7177 HALCYON SUMMIT DRIVE

7177 HALCYON SUMMIT DRIVE, MONTGOMERY, AL 36117

Floor Plan



GENE CODY, CCIM

334.386.2441
gcody@mcrmpm.com

MOORE COMPANY REALTY

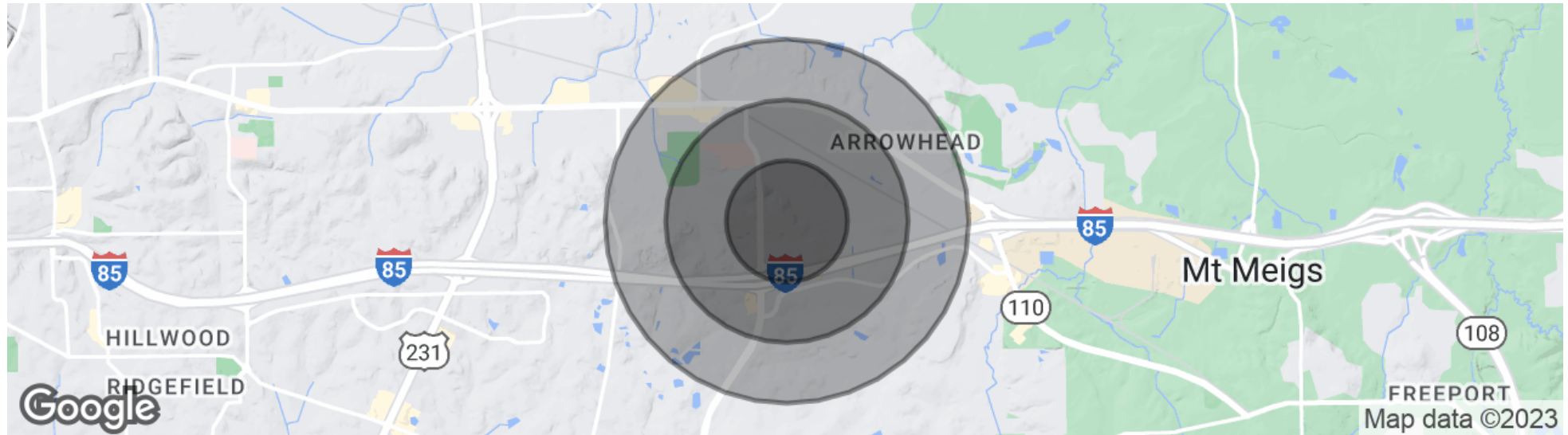
312 Catoma St #200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com



7177 HALCYON SUMMIT DRIVE

7177 HALCYON SUMMIT DRIVE, MONTGOMERY, AL 36117

Demographics Map & Report



POPULATION

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population | 1,094 | 4,041 | 8,249 |
| Average Age | 36.6 | 36.2 | 37.8 |
| Average Age (Male) | 38.3 | 37.7 | 38.6 |
| Average Age (Female) | 36.5 | 36.1 | 38.2 |

HOUSEHOLDS & INCOME

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 506 | 2,076 | 4,108 |
| # of Persons per HH | 2.2 | 1.9 | 2.0 |
| Average HH Income | \$74,441 | \$82,669 | \$91,777 |
| Average House Value | \$176,985 | \$229,089 | \$234,969 |

* Demographic data derived from 2020 ACS - US Census

GENE CODY, CCIM

334.386.2441
gcody@mcrmpm.com

MOORE COMPANY REALTY

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



7177 HALCYON SUMMIT DRIVE

7177 HALCYON SUMMIT DRIVE, MONTGOMERY, AL 36117

Additional Photos



GENE CODY, CCIM

334.386.2441
gcody@mcrmpm.com

MOORE COMPANY REALTY

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



7177 HALCYON SUMMIT DRIVE

7177 HALCYON SUMMIT DRIVE, MONTGOMERY, AL 36117

Retail Map



GENE CODY, CCIM

334.386.2441
gcody@mcrmpm.com

MOORE COMPANY REALTY

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

