



OFFERING SUMMARY

Sale Price:	\$499,000
Lot Size:	0.46 Acres
Year Built:	2000
Building Size:	5,466
CAP	9%
Zoning:	O-1
Price / SF:	\$91.29

PROPERTY HIGHLIGHTS

- Mixed use Multi-Tenant office building conveniently located in East Montgomery.
- Value Add
- ±1,000 SF upstairs available
- Easy access to Shopping, Restaurants, Banking and more
- On-site parking
- Excellent Visibility on a good thoroughfare
- Bell Road ±19,020 CPD Traffic Counts
- ±0.3 Miles from Vaughn Road
- ±2.7 Miles from Atlanta Highway



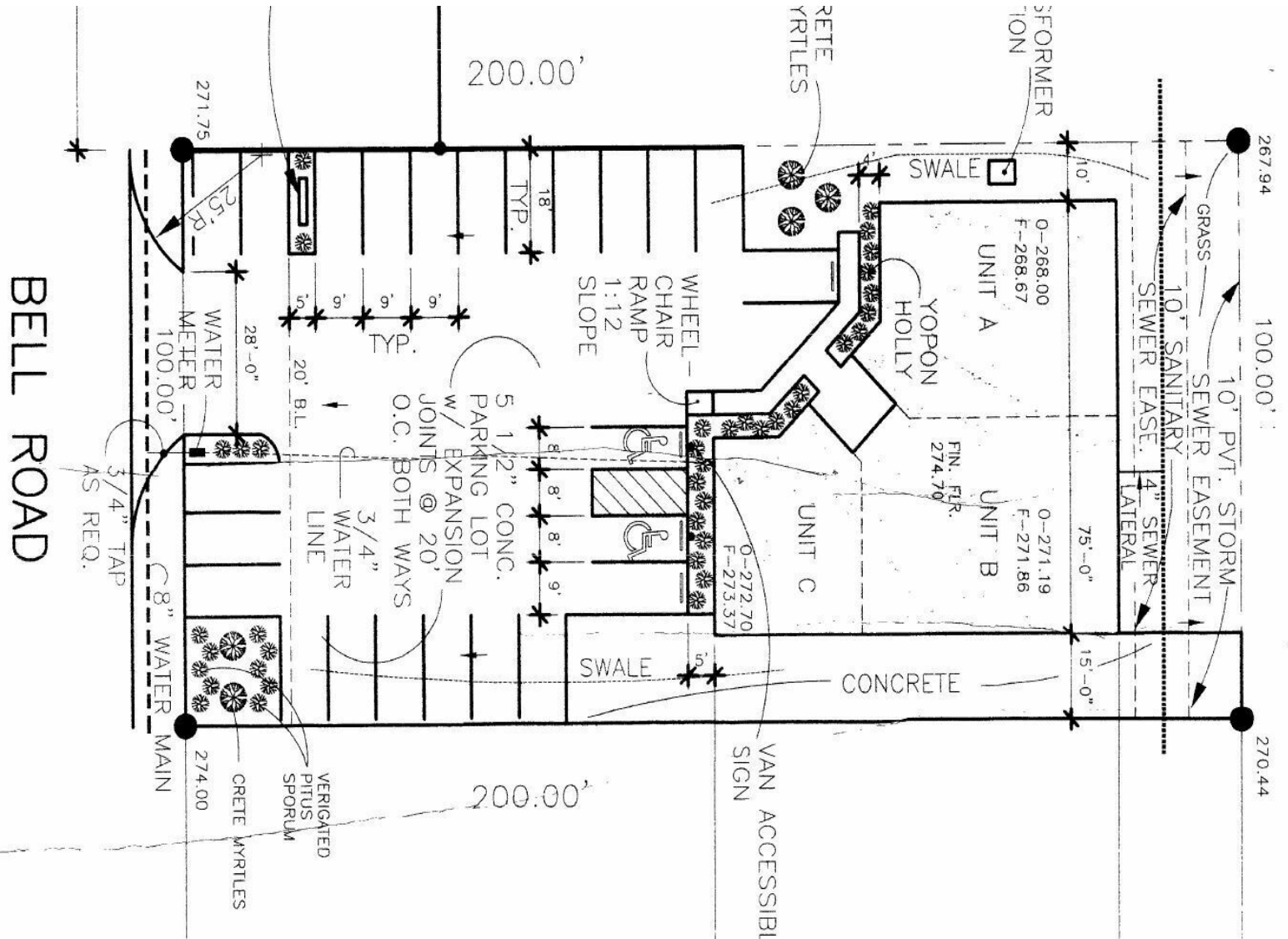
JON MASTERS, CCIM

334.387.2724
Jmasters@mcrmpm.com

MOORE COMPANY REALTY

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





STAKING & UTILITY SITE PLAN

SCALE: 1" = 20.00'

DEMOGRAPHIC SUMMARY

2567 Bell Rd, Montgomery, Alabama, 36117

Ring of 1 mile

KEY FACTS

7,209

Population



3,174

Households

40.6

Median Age

\$55,373

Median Disposable Income

EDUCATION

3%

No High School Diploma



16%

High School Graduate



28%

Some College



53%

Bachelor's/Grad/Prof Degree

INCOME



\$73,195

Median Household Income



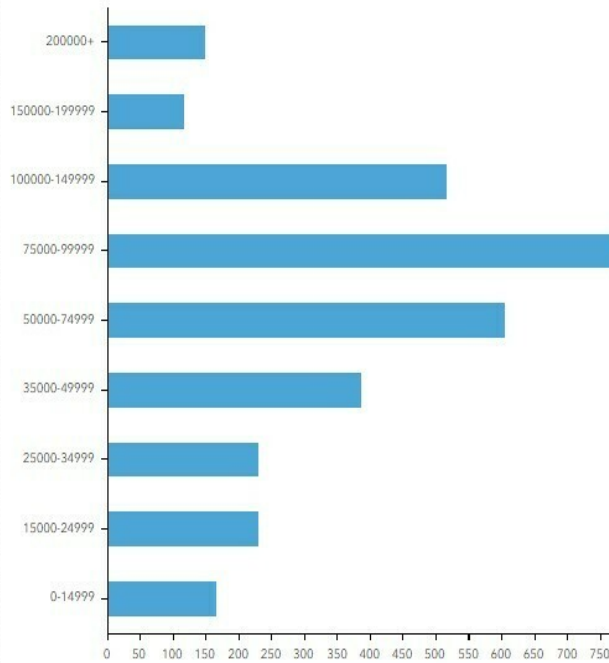
\$39,010

Per Capita Income

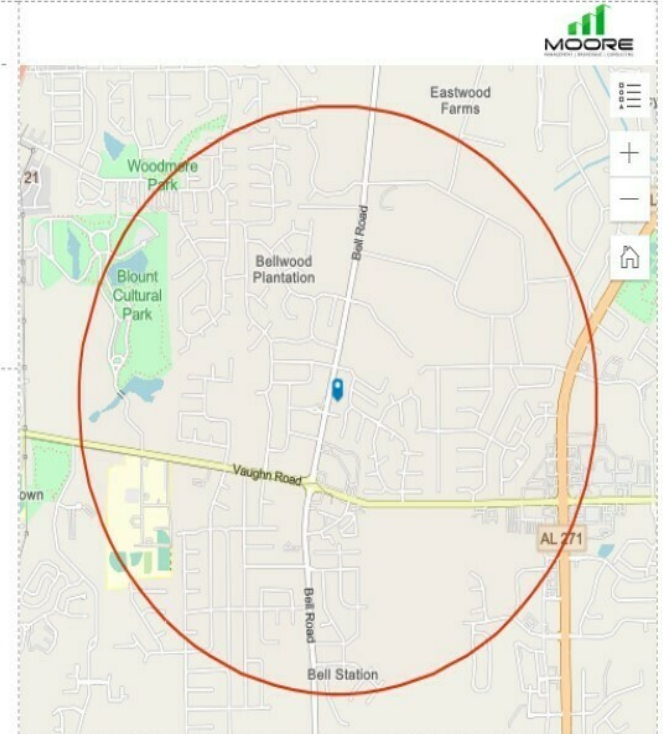


\$173,519

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

74%



Blue Collar

18%



Services

9%

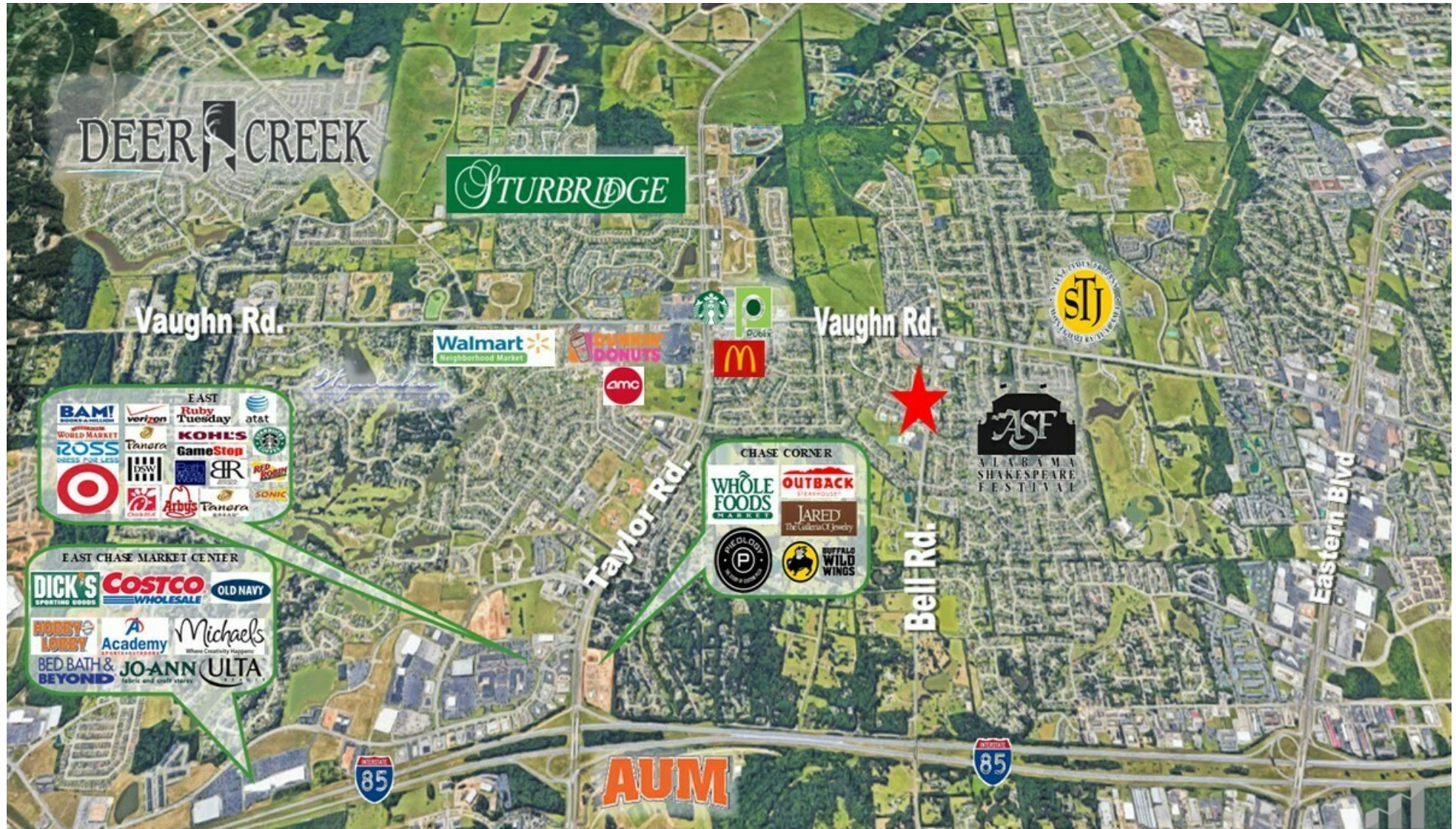
2.9%

Unemployment Rate

2567 BELL RD

MONTGOMERY, AL 36117

Retail Map



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