

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$229,000
Lease Price:	\$2,500 per month
Building Size:	2,630 SF
Available SF:	2,542 SF
Lot Size:	11,656 SF
Number of Units:	67
Price / SF:	\$87.07
Year Built:	1975
Renovated:	2016
Zoning:	AGR-1

## PROPERTY OVERVIEW

6200 Old Selma Road is a 2,542 +/- SF retail building situated on a 11,656 SF lot with 125' of road frontage on Old Selma Rd, where traffic counts exceed 3,570 daily. Ample parking at the rear. Completely renovated in 2016! Brand new Walk-in cooler, furniture, counter, A/C, and Freezer! This store features awesome potential as it is in close proximity to multiple different small businesses as well as big corporations such as SABIC Plastic and a Hyundai Plant. Property is also located within walking distance from an auto towing company so patrons visit while getting their cars.

Store is next to the Montgomery Speedway, the oldest operating racetrack in Alabama. Only 10 minutes away from the Montgomery Regional Airport. The Alabama State University is only 15 minutes away. During spring and summer break the store receives a lot of business from the campground behind it. For more information or to schedule your showing contact Mickey Phillips at 334-312-1100.

## PROPERTY HIGHLIGHTS

- Excellent foot traffic from near by business employees
- Close proximity to major plants and small businesses
- 125' of Road frontage on Old Selma Rd.

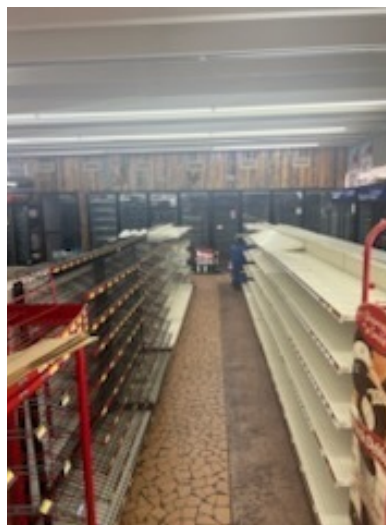
6200 OLD SELMA RD. - 2542 +/- SF RETAIL BUILDING | RETAIL PROPERTY FOR SALE

# ADDITIONAL PHOTOS



# Hodges

Commercial Real Estate



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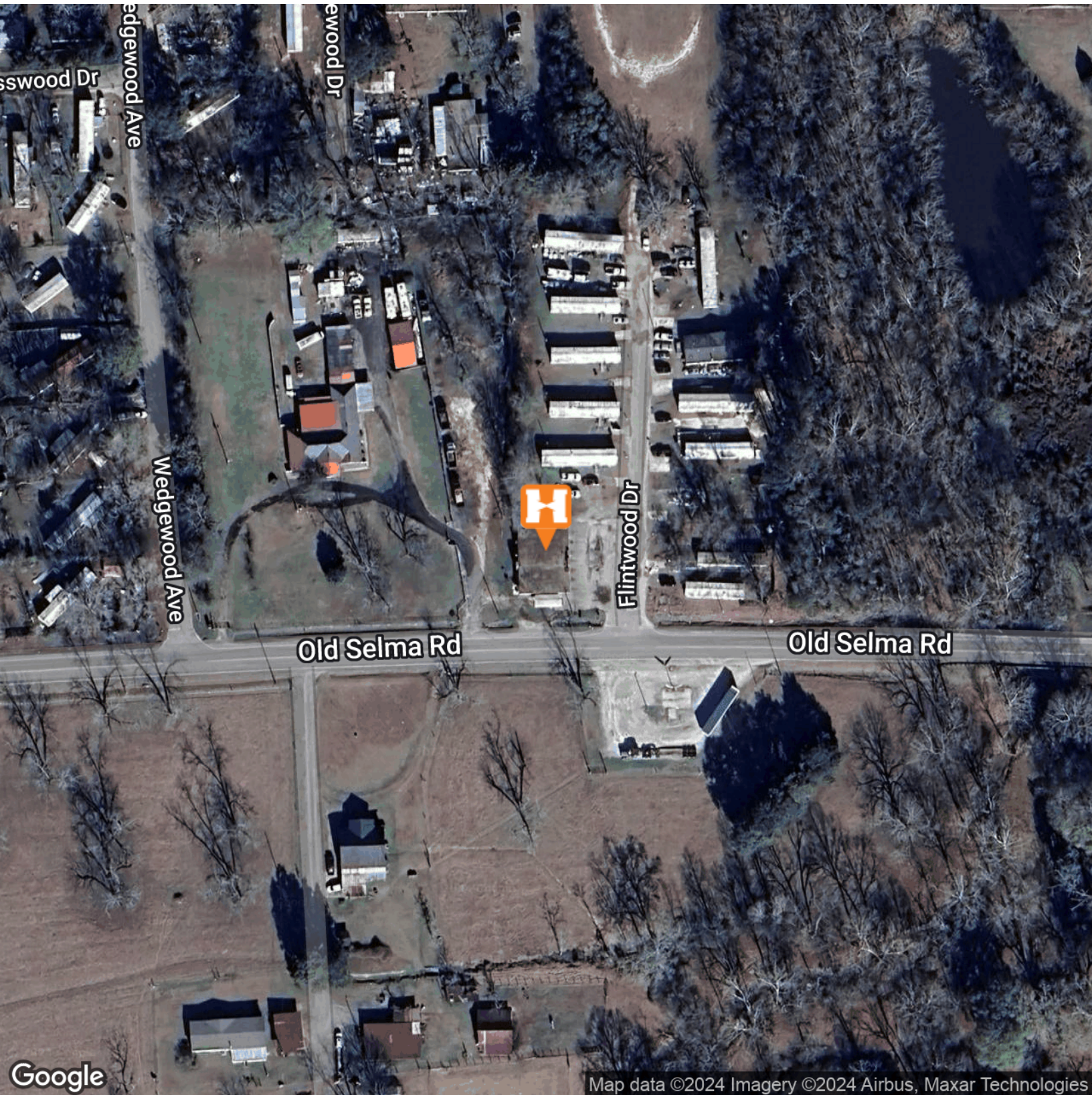
**THE RIGHT PLACE.  
THE RIGHT SPACE.**

\*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.



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# AERIAL MAP



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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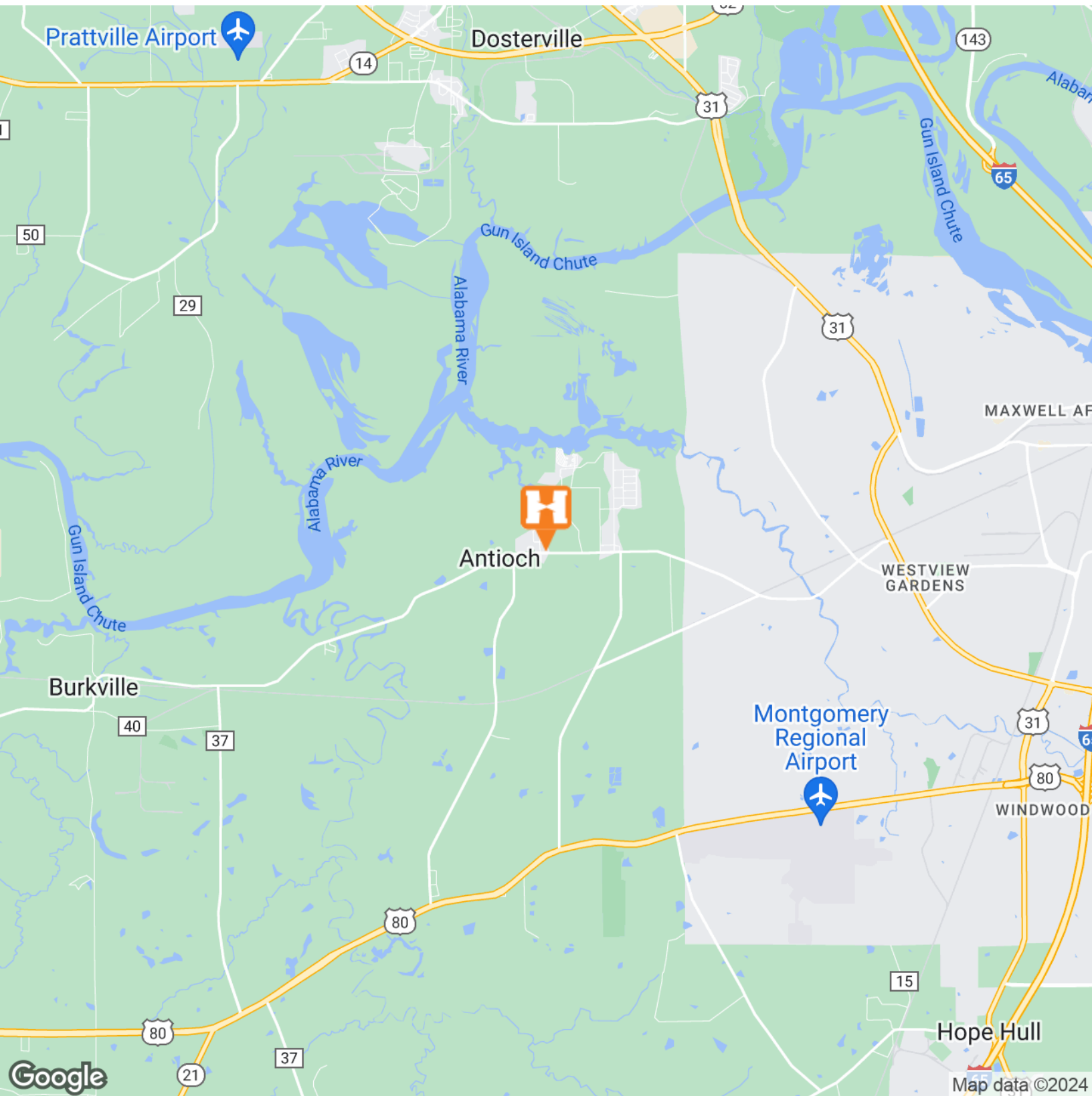
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# LOCATION MAP

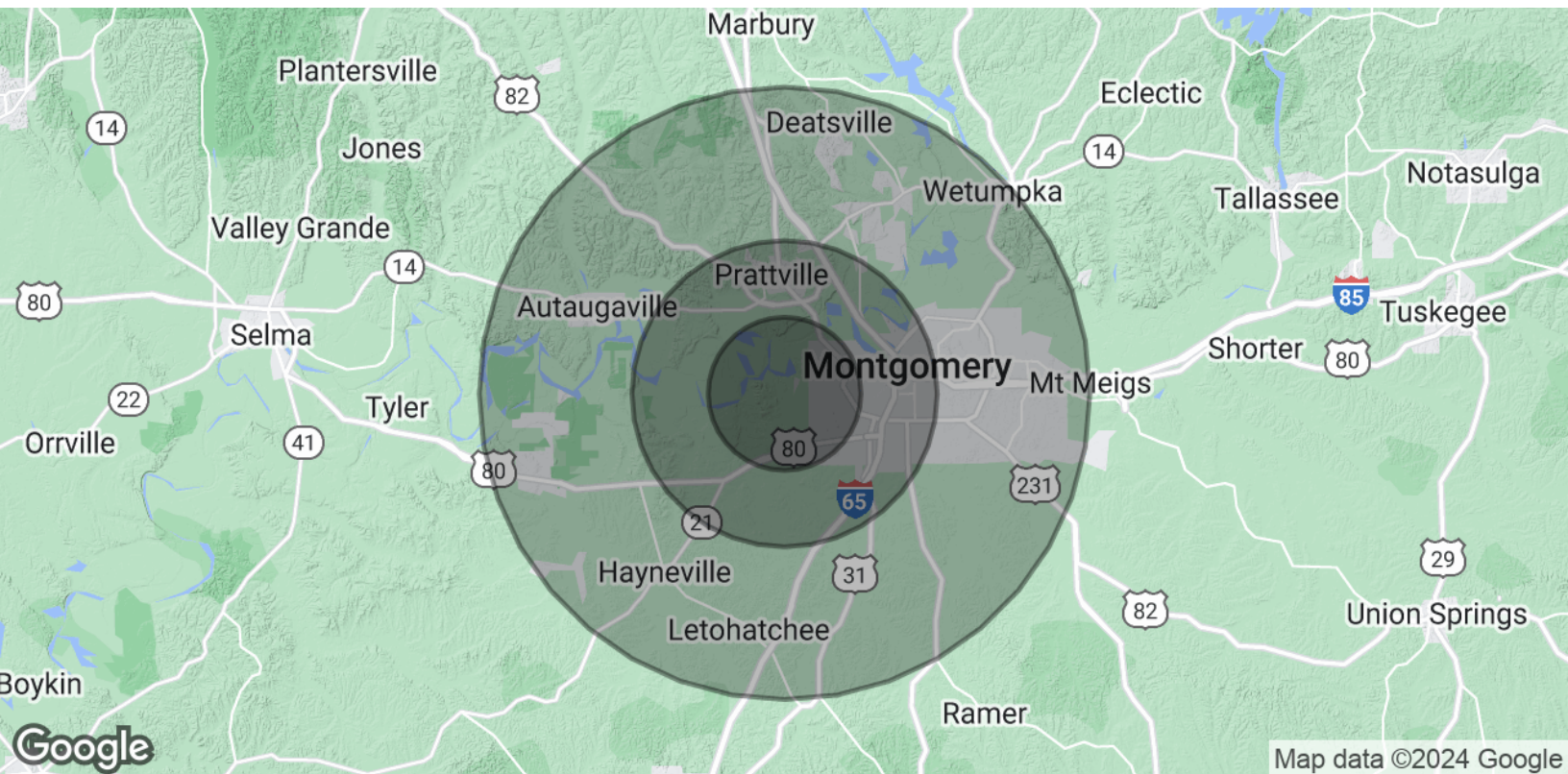


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## DEMOGRAPHICS MAP &amp; REPORT



## POPULATION

	5 MILES	10 MILES	20 MILES
Total Population	5,406	99,350	315,566
Average Age	44	40	40
Average Age (Male)	43	39	39
Average Age (Female)	45	42	41

## HOUSEHOLDS &amp; INCOME

	5 MILES	10 MILES	20 MILES
Total Households	2,235	39,469	125,046
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$54,457	\$72,350	\$77,341
Average House Value	\$154,539	\$199,674	\$209,780

Demographics data derived from AlphaMap

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