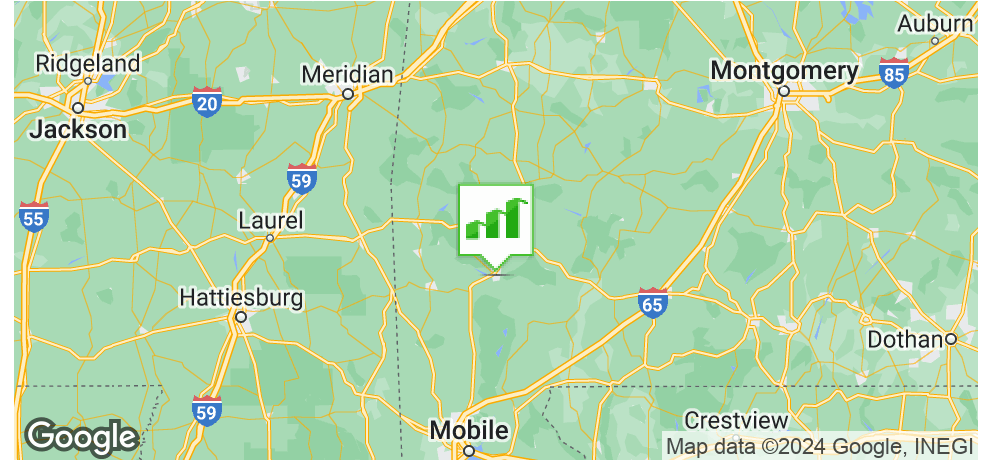


1506 COLLEGE AVENUE

JACKSON, AL 36545

Executive Summary



OFFERING SUMMARY

Sale Price:	\$439,000
Cap Rate:	8.0%
NOI:	\$36,600
Lot Size:	0.29 Acres
Year Built:	1974
Building Size:	4,070
Zoning:	Commercial
Price / SF:	\$107.86

PROPERTY HIGHLIGHTS

- Current Long Term Government Tenant in Place (Over 20 years)
- 8% CAP Rate & NOI= \$36,600
- ±4,090 SF Office Space with private parking in front and rear
- Centrally located on College Ave- surrounded by National Retailer, Restaurants and Hotels
- Located ±0.5 miles from Highway 43
- Less than 1 mile from Coastal Alabama Community College: Jackson Site
- ±67 miles to Mobile
- ±148 miles to Montgomery

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	633	1592	2682
Total Population	1281	3327	5634
Average HH Income	\$48,000	\$40,070	\$40,547

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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Aerial



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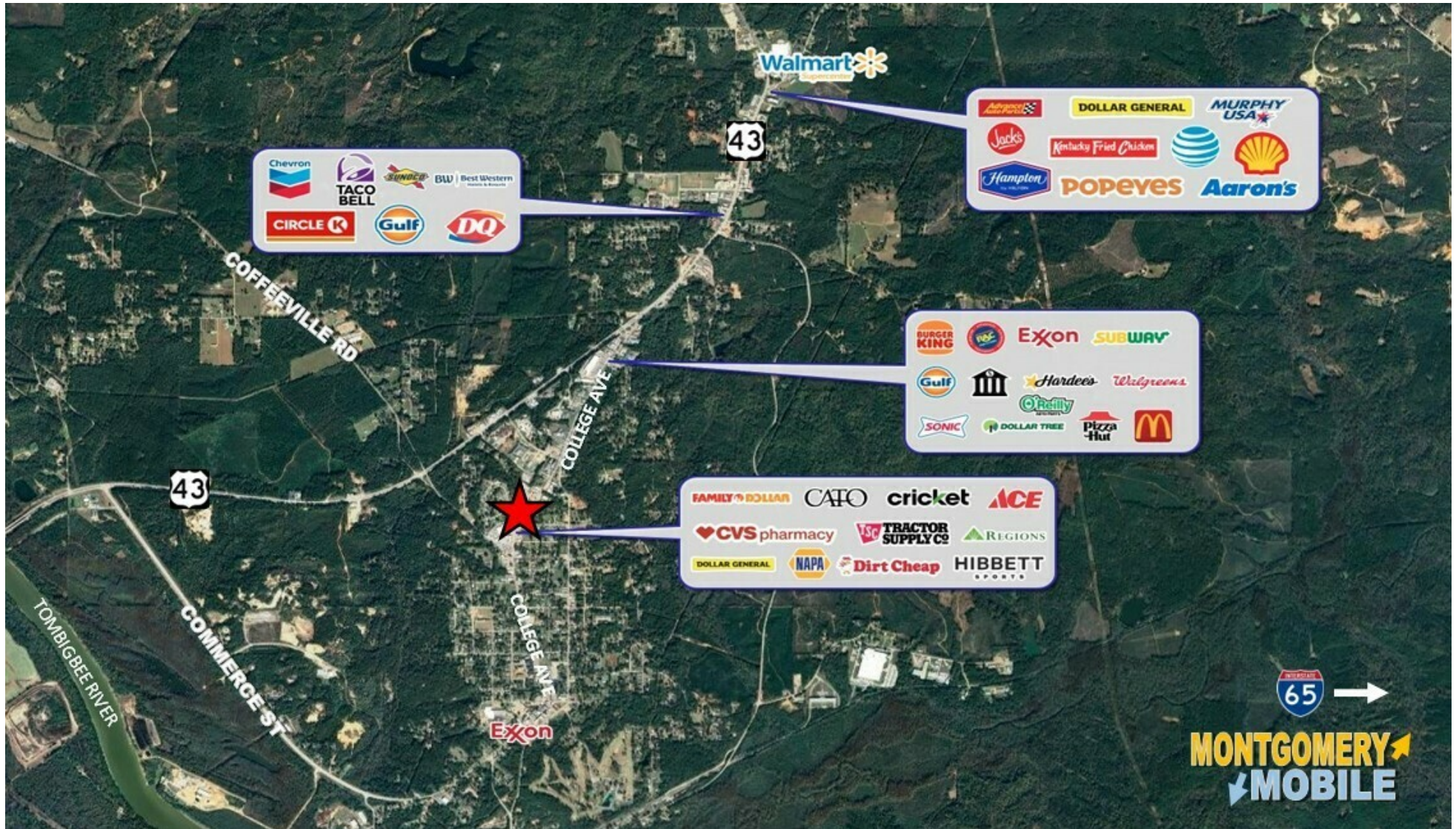
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Retail Map



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