

FOR SALE

2300 East South Blvd
Montgomery, AL 36116



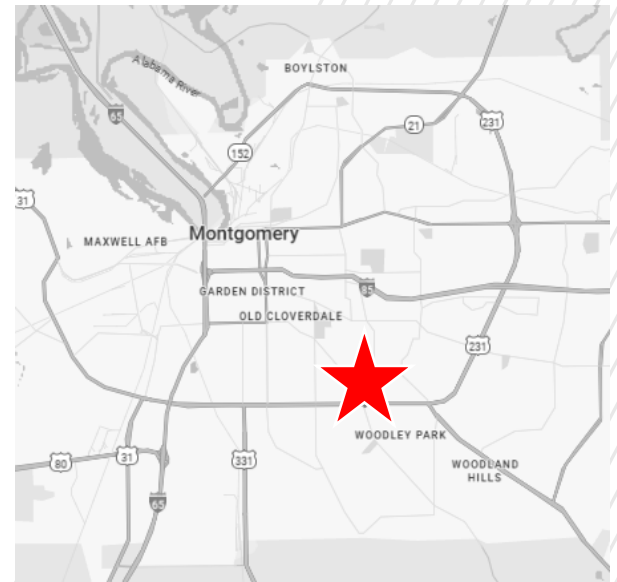
PROPERTY HIGHLIGHTS

This property sits on a highly visible corner location and has two access points – one on US Hwy 82 and one on Woodley Road. The average daily traffic volume at the site is 34,026 VPD. The property has a strong ingress and egress. Its existing structure could be repurposed or reused. The highest and best use for this site is retail.

SALE PRICE	Call For Pricing
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BUILDING SF	11,064
LAND SF	67,600
YEAR BUILT	2001
PARKING	65 spaces
TRAFFIC COUNTS	34,026 VPD

SIGNAGE TYPE	Facade signage
3-MILE (POP.)	62,256
5-MILE (POP.)	128,561
MED. INCOME	\$64,340
SPACE USE	Retail



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ADDITIONAL INFORMATION

As the capital of Alabama, the Greater Montgomery metro area is home to approximately 390,000 people and recognized as a key population and economic hub in the state. Within a 5-mile radius of the Property, the population stands at 128,561, with an annual growth of -0.30% and 0.18% in households. Within a 3-mile radius of the Property, there are 1,966 businesses and 28,768 total employees. Those within 3 miles of the property have a median disposable income of \$53,101. The Property is only a 12-minute drive to Eastdale Mall (a shopping mall with around 100 stores services) and a 14-minute drive to The Shoppes at Eastchase (a shopping center with over 85 stores and restaurants).



LEGAL INFORMATION

TAX PARCEL ID	10-08-33-1-005-004.000
2024 RE TAXES	\$15,257.91
ZONING	Planned Commercial



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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