

EAST SOUTH BLVD

FOR SALE

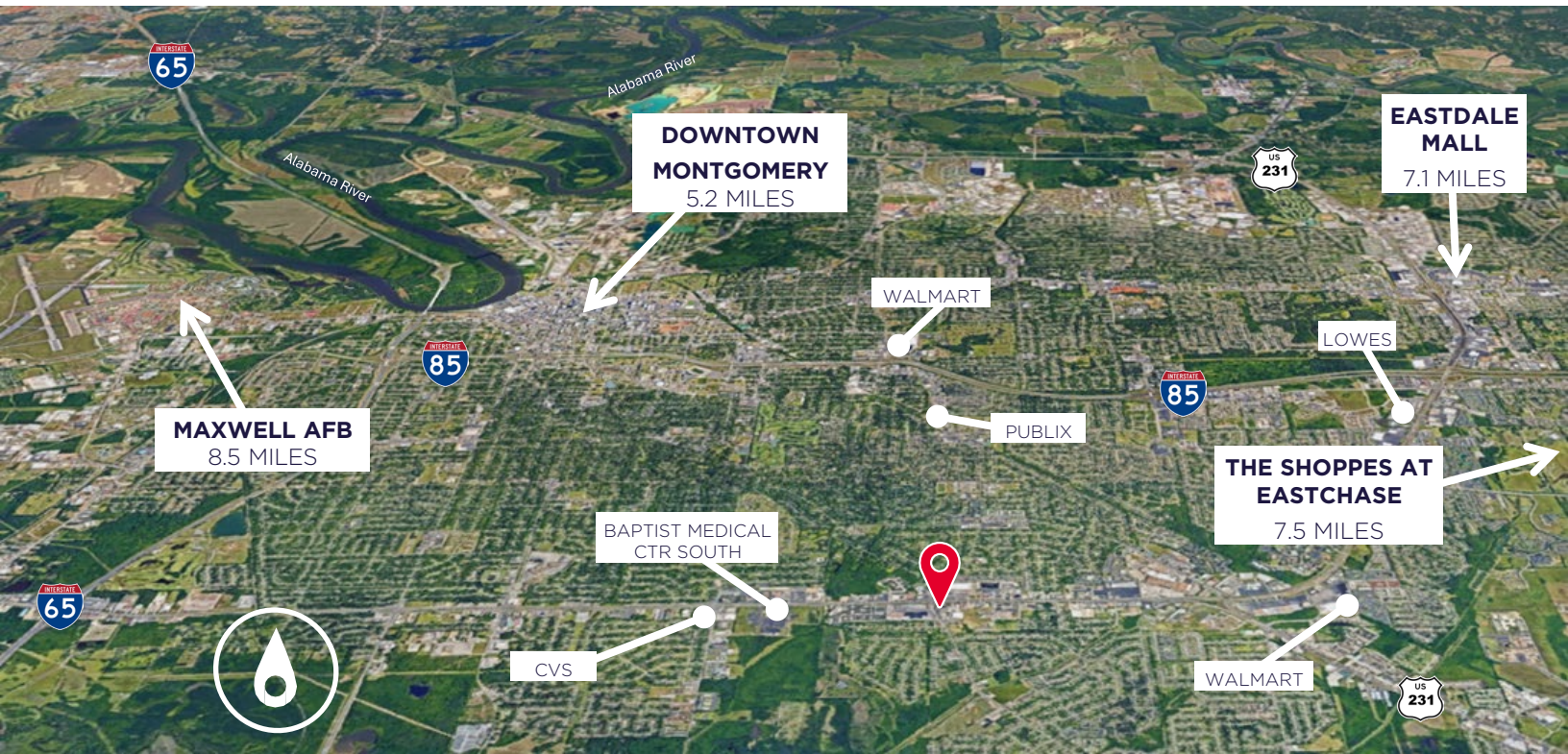
Sale Price:
\$1,500,000

IDEAL FOR RETAIL USE

2300 EAST SOUTH BLVD

MONTGOMERY, AL

KEY HIGHLIGHTS



PRIME LOCATION

This property sits on a highly visible corner location and has two access points — one on US Hwy 82 and one on Woodley Road. It is in the heart of a dominant retail corridor in Montgomery. The average daily traffic volume at the site is 16,602 VPD.

CURRENT USE

This 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.

DEMOGRAPHIC SUMMARY (5 Mile Radius)



POPULATION
129,652



DAYTIME POPULATION
160,292



MEDIAN HOUSHOLD INCOME
\$52,467



MEDIAN AGE
37

PROPERTY DETAILS

ADDRESS	2300 E South Blvd Montgomery, AL 36116
SITE AREA	1.6 acres
BULIDING SF	11,064
FRONTAGE	Hwy 82: ± 273 ft Woodley Rd: ± 271 ft
ZONING	Planned Commercial
TAX PARCEL ID	10-08-33-1-005-004.000

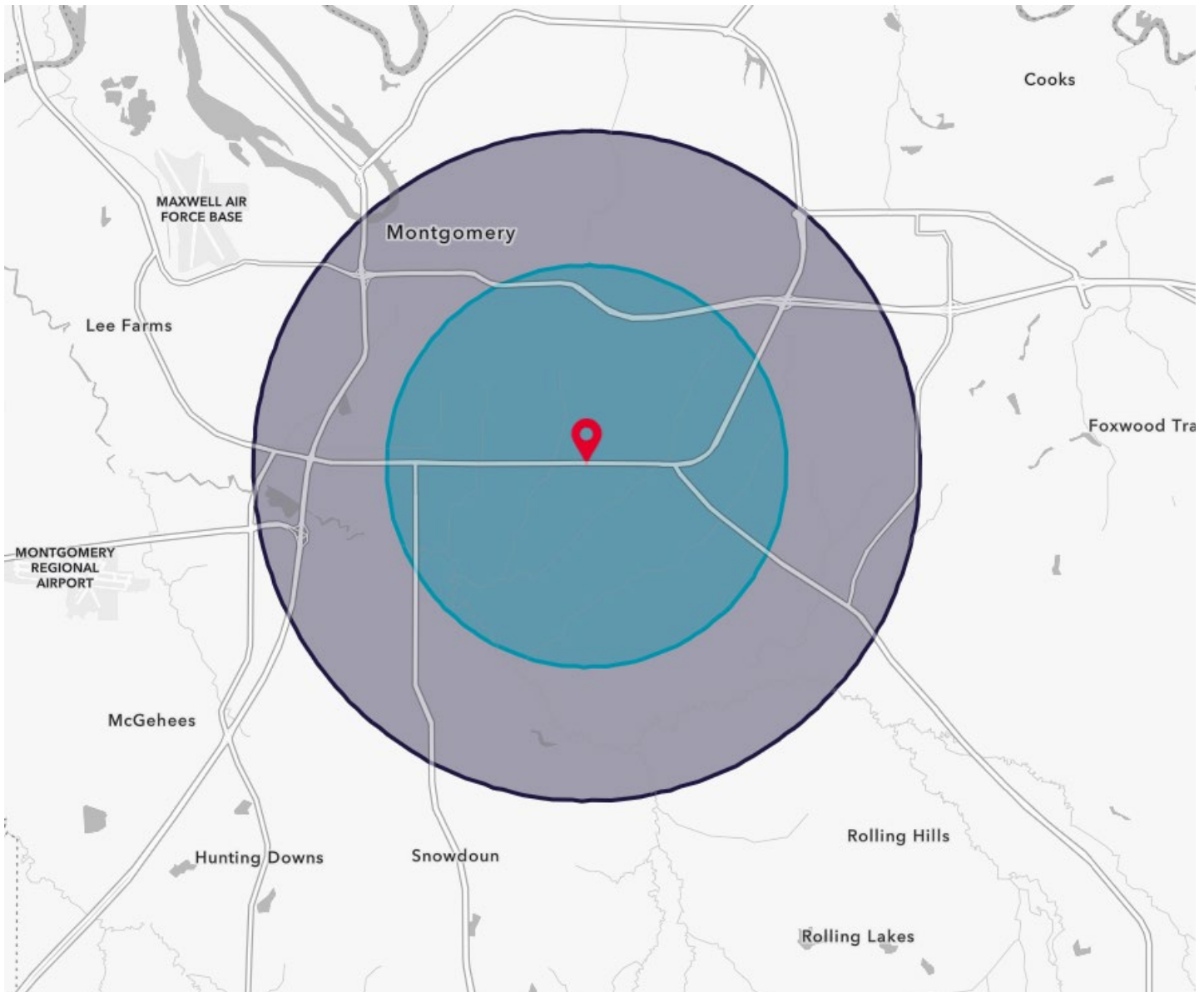
[Link to Letter of Intent](#)

BUILDING PHOTO



DEVELOPMENT POTENTIAL

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 2300 East South Blvd (“Property”) the population stands at 129,652, 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).





FOR MORE INFORMATION CONTACT:

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