

FOR SALE

2334 East South Blvd
Montgomery, AL 36116



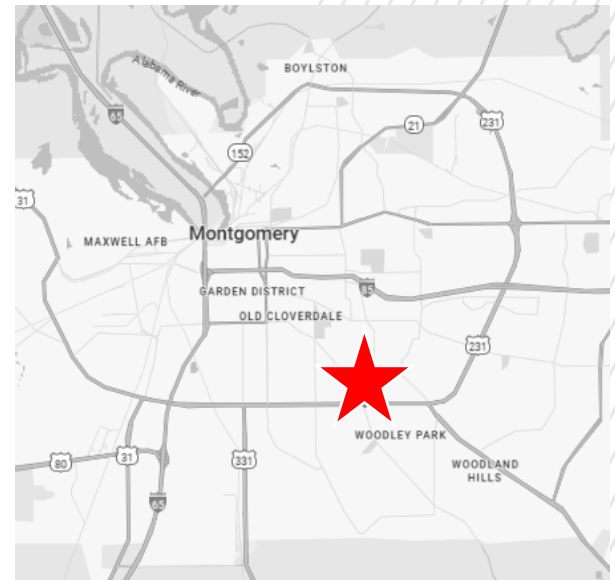
PROPERTY HIGHLIGHTS

This property sits on a corner 6.31-acre lot and has two access points – one on US Hwy 82 and one on Woodley Road. The property has a strong ingress and egress and has a daily traffic count of 34,026. Its existing structure could be repurposed or reused.

SALE PRICE	Call For Pricing
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BUILDING SF	62,888
LAND SF	274,864
YEAR BUILT	1978
PARKING	200 spaces
TRAFFIC COUNTS	34,026 VPD

SIGNAGE TYPE	Facade signage
3-MILE (POP.)	61,580
5-MILE (POP.)	127,444
MED. INCOME	\$43,972
SPACE USE	Retail



JEFF SCHEIDEGGER
Account Manager
+1 314 384 8662
Jeff.scheidegger@cushwake.com

HUNTER HOUSTON
Leasing and Brokerage
+1 205 314 5548
hhouston@egsinc.com

NICK VOGEL
Leasing and Brokerage
+1 205 314 5552
nvogel@egsinc.com

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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 127,444, 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	10-08-33-1-005-003.000
2024 RE TAXES	TBD
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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