

# AVAILABLE

3565 Lower Wetumpka Rd, Montgomery, AL 36110

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

This 2.3 +/- acre parcel is located at the northwest quadrant of Northern Blvd and Lower Wetumpka Rd in Montgomery, AL. The parcel has convenient ingress/egress onto Lower Wetumpka and Forbes Dr.



## PROPERTY HIGHLIGHTS

- 2.3 acres located at Lower Wetumpka Rd. & Northern Blvd
- Traffic Counts: 24,580 AADT (Northern Blvd), 10,020 AADT (Lower Wetumpka Rd)
- Great visibility and access to Northern Blvd
- Zoned commercial
- Priced for quick sale
- Call for more information

## DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
POPULATION	21,249	64,468	132,500
DAYTIME POPULATION	26,581	106,230	181,759
HOUSEHOLDS	8,071	24,774	52,839
AVERAGE HH INCOME	\$46,334	\$57,022	\$60,778

## EXCLUSIVE AGENT(S)

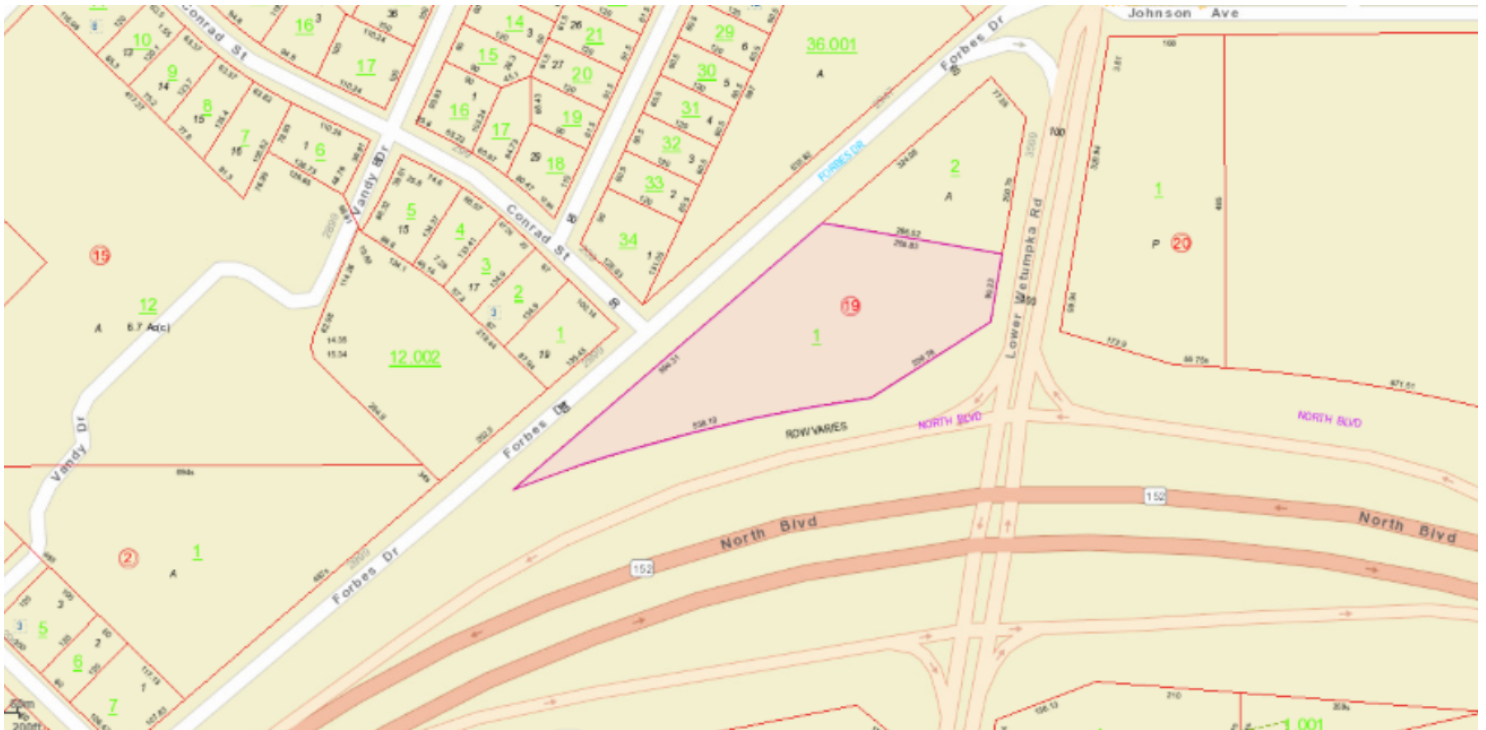
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## SITE PLAN



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