

2567 BELL RD

MONTGOMERY, AL 36117

Executive Summary



OFFERING SUMMARY

Sale Price: \$380,000

Lot Size: 0.46 Acres

Year Built: 2000

Building Size: 4,549

Zoning: O-1

Price / SF: \$83.53

PROPERTY HIGHLIGHTS

- Price Reduced \$35,000
- Conveniently located Mixed Use Office Building in East Montgomery
- Easy access to Shopping, Restaurant, Banking, and more
- 82% Occupied
- Parking On-site
- Great visibility on a good thoroughfare
- Bell Road 19,020± CPD Traffic Counts
- 0.3± miles from Vaughn Rd.
- 2.7± miles from Atlanta Hwy

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3266	24342	52829
Total Population	7353	55977	127212
Average HH Income	\$93,987	\$86,227	\$83,123

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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Additional Photos



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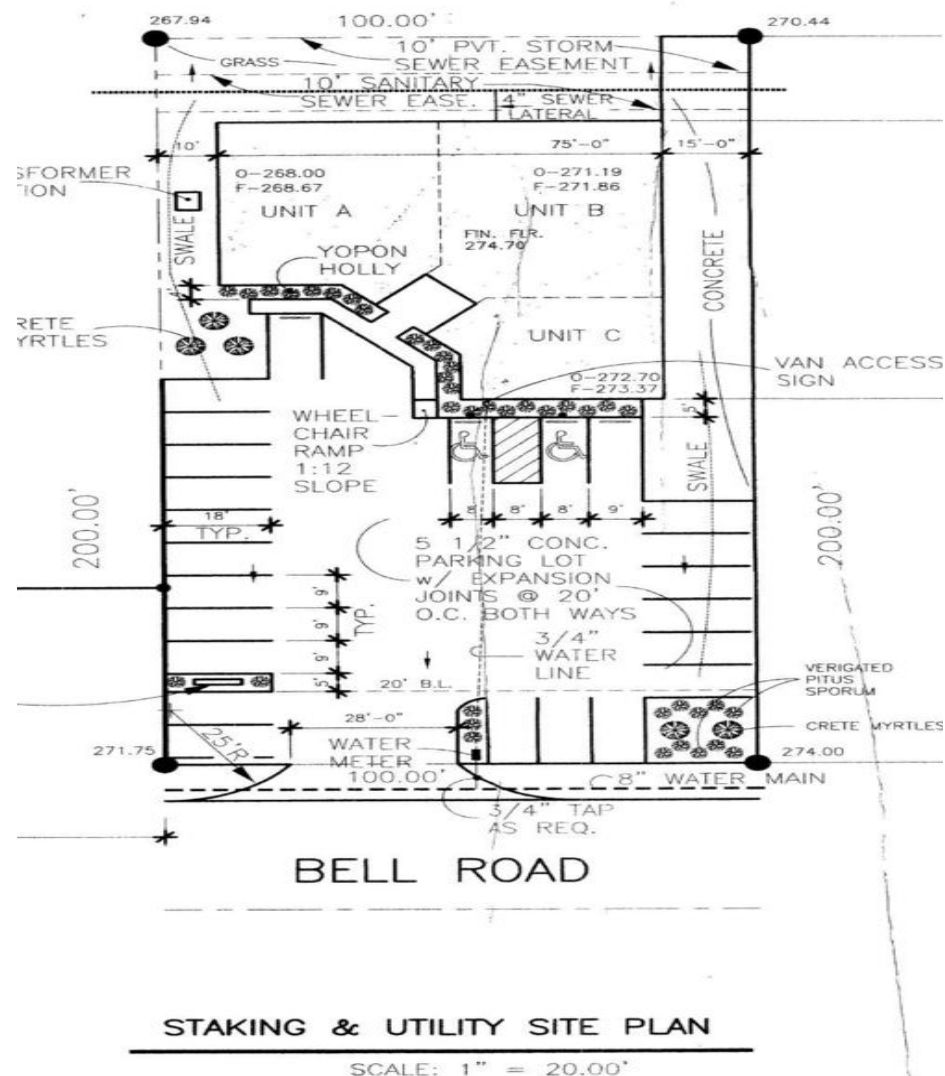
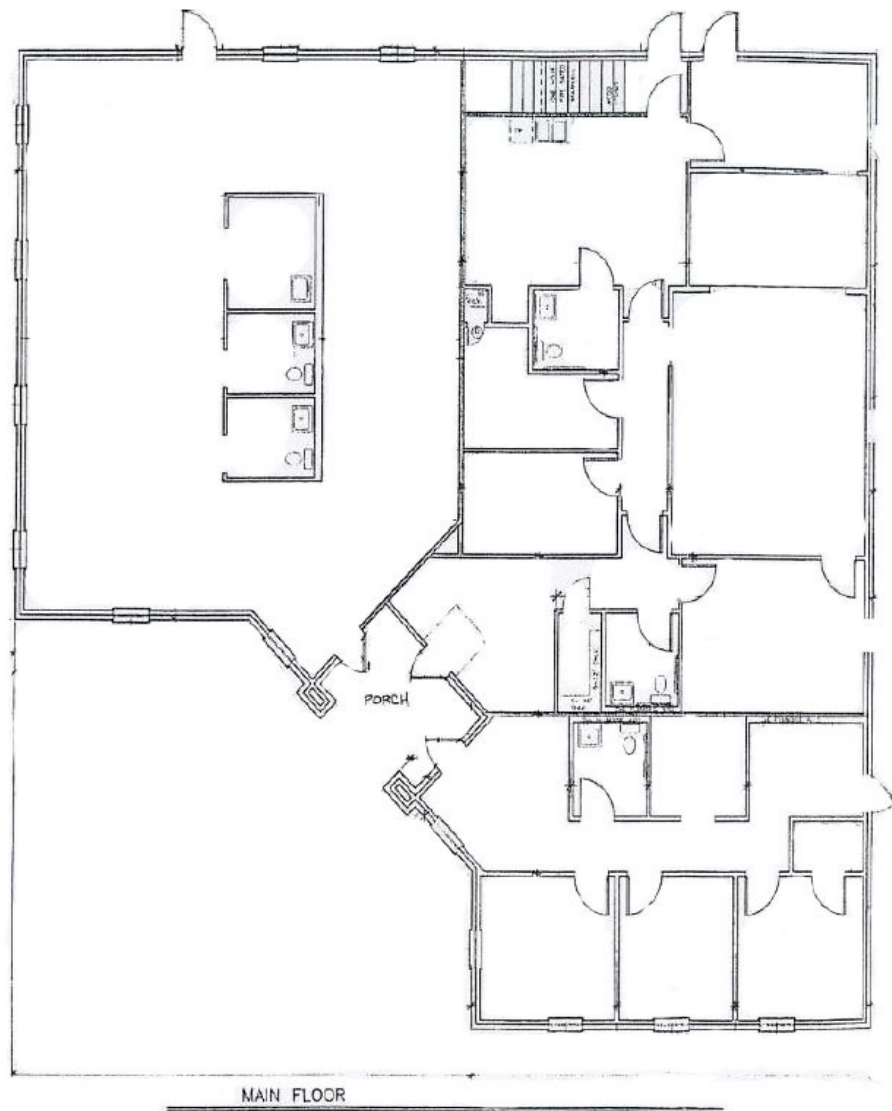
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Floor Plan & Site Plan



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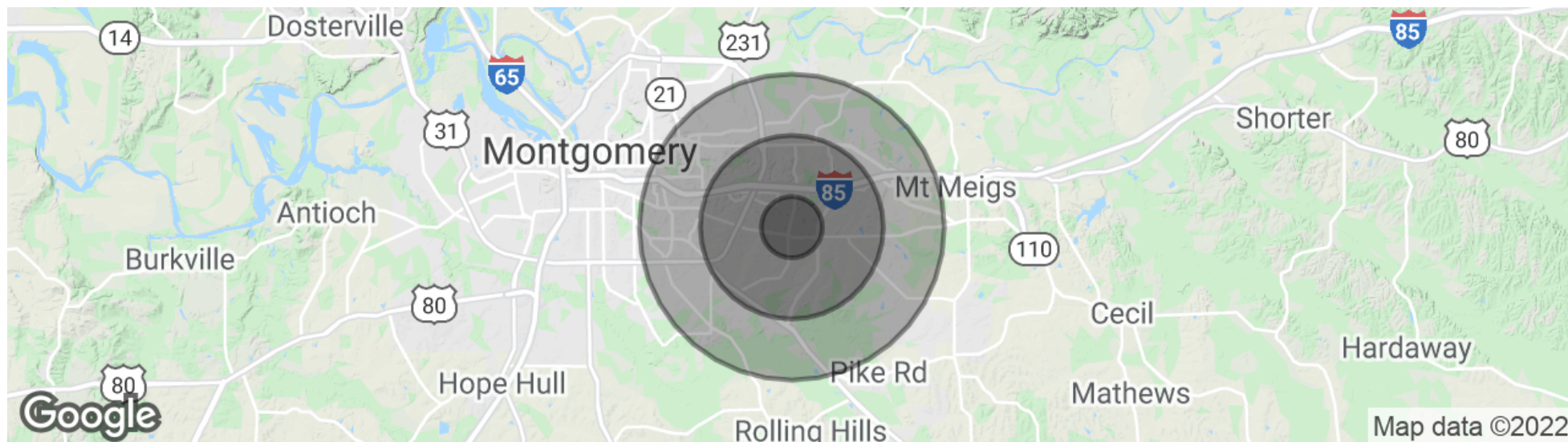
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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,353	55,977	127,212
Average age	34.1	33.7	35.4
Average age (Male)	34.5	33.1	33.4
Average age (Female)	34.2	34.8	37.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,266	24,342	52,829
# of persons per HH	2.2	2.3	2.4
Average HH income	\$93,987	\$86,227	\$83,123
Average house value	\$190,560	\$245,742	\$208,145

* Demographic data derived from 2010 US Census

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Retail Map



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