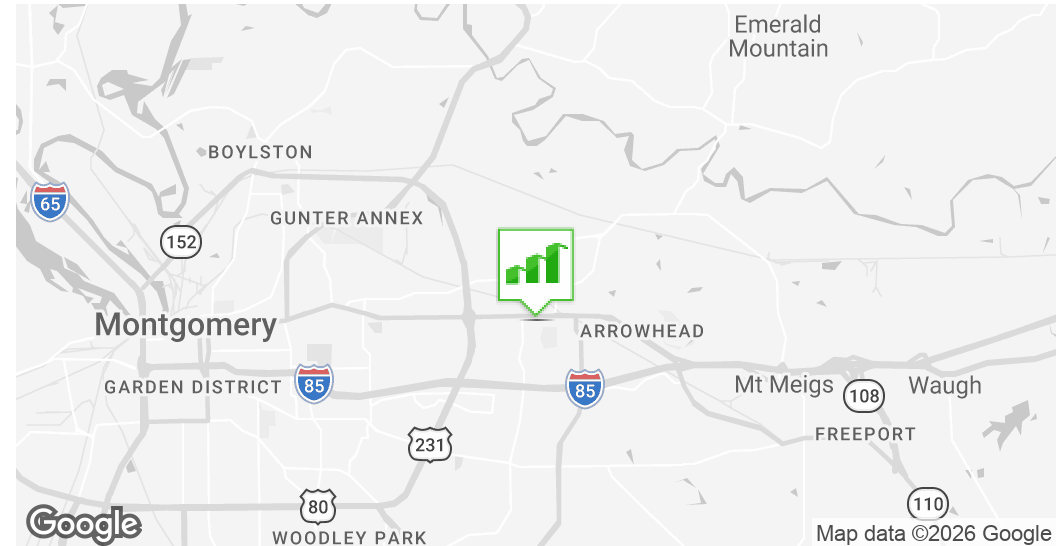


6380 ATLANTA HIGHWAY

6380 ATLANTA HWY, MONTGOMERY, AL 36117

Property Summary



PROPERTY DESCRIPTION

This prime property, zoned B-3, boasts 331± feet of frontage along Atlanta Highway, ensuring exceptional exposure and visibility in a high-traffic commercial corridor with approximately 38,000+ vehicles passing daily. Directly across from the well-established Oliver Creek Crossing Shopping Center, this property offers a unique chance to secure a large tract of commercial land with substantial frontage and excellent visibility.

OFFERING SUMMARY

Sale Price:	\$400,000
Lot Size:	9.7 Acres
Zoning:	B-3

PROPERTY HIGHLIGHTS

- ±331 Feet of Frontage along Atlanta Highway, providing excellent exposure and visibility
- High-Traffic Commercial Corridor with reported traffic counts of approximately 38,000+ vehicles per day
- Highly Visible Development Site positioned along one of Montgomery's established commercial corridors
- Directly Across from Oliver Creek Crossing Shopping Center Anchored by Wal-Mart, along with Dollar Tree, Zaxby's, CATO, Firehouse Subs, Jim 'n Nick's BBQ, Burger King, Applebee's & More
- Located approximately 1.3 miles from Eastern Boulevard and 3.2 miles from Interstate 85
- Rare Opportunity to Acquire a Large Tract of Commercial Land along Atlanta Highway with substantial frontage and excellent visibility
- Growing Residential Presence in the surrounding area, including the nearby Magnolia Estates development featuring approximately 185 townhomes

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Aerial



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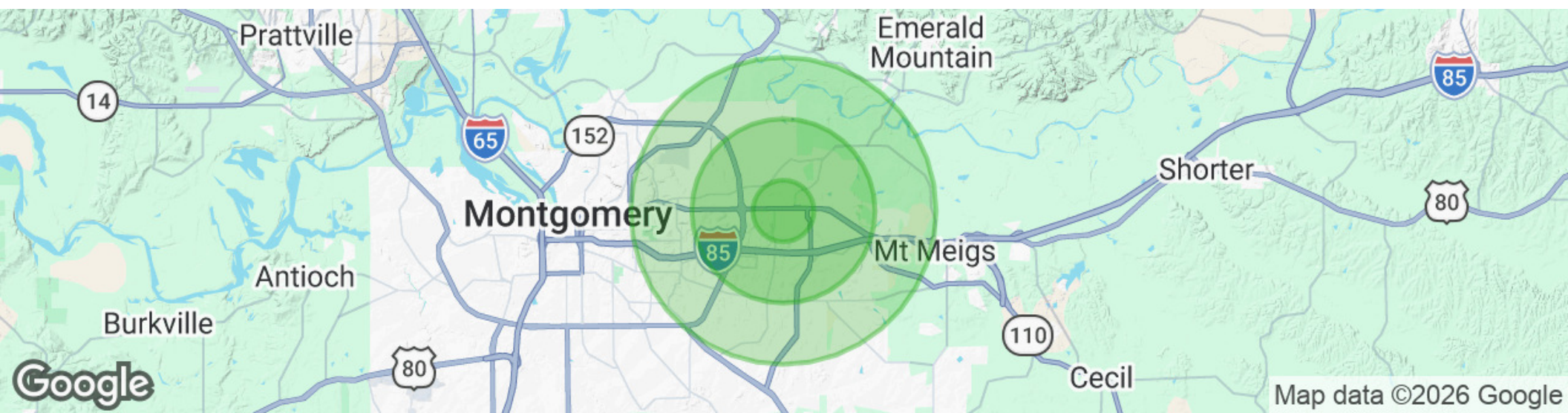
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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,726	42,494	102,503
Average Age	30.8	38.2	38.1
Average Age (Male)	29.4	36.2	36.3
Average Age (Female)	33.3	39.1	39.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,306	18,864	43,882
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$88,672	\$89,271	\$88,496
Average House Value	\$226,228	\$211,987	\$219,788

2023 American Community Survey (ACS)

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Retail Map



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