

0.92 AC PARCEL AVAILABLE

1425 Ann St, Montgomery, AL, 36107



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MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

FORMER QSR PARCEL AVAILABLE

- ±0.92 AC pad site
- Located on the SEQ of I-85 (125,649 AADT 2023) and Ann Street (23,501 AADT 2023)
- Zoned B-4: Automotive Repair, Gas Station, Hotel, Restaurant, General Retail
- Close proximity to national QSR's and daily needs traffic drivers
- Excellent visibility from Ann Street
- Two designated access points from Ann Street

DEMOGRAPHICS

2025	1-MILE	3-MILE	5-MILE
Estimated Population	8,707	72,403	144,797
Estimated Households	3,557	29,981	60,298
Estimated Daytime Population	10,916	92,257	164,747
Average Household Income	\$76,856	\$79,540	\$51,251
Median Age	36.9	37.8	37.0





CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of **1425 Ann St, Montgomery, AL, 36107** ("Property"). It has been prepared by Matthews Real Estate Investment Services.TM This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.



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