



John Hall & Company

COMMERCIAL/INVESTMENT PROPERTY □ LAND

www.johnhallco.com

FOR SALE- COMMERCIAL LOT Montgomery, AL

ADDRESS: Chantilly Parkway at Emma Court, Montgomery, AL

OWNER: Johnston

SALE PRICE: \$399,000.00 - \$5.57 square foot **PRICE REDUCED!!**

LOT SIZE: 1.64 acre - 71,616 square feet

CURRENT USE: Vacant Commercial

CHARACTERISTICS: Located within Chantilly Place Commercial Park, this corner lot has excellent visibility and access. Chantilly Parkway is rapidly developing into a major commercial artery with a new Super Wal-Mart, Home Depot, Carmike Cinemas and a New VA Hospital. This property is 2 minutes from the I-85 Mitylene Exit and is ideal for restaurants, retail, motel, strip center or office use. The 2020 average daily traffic count was 8,593 cars per day.

Demographics- 3 mile radius

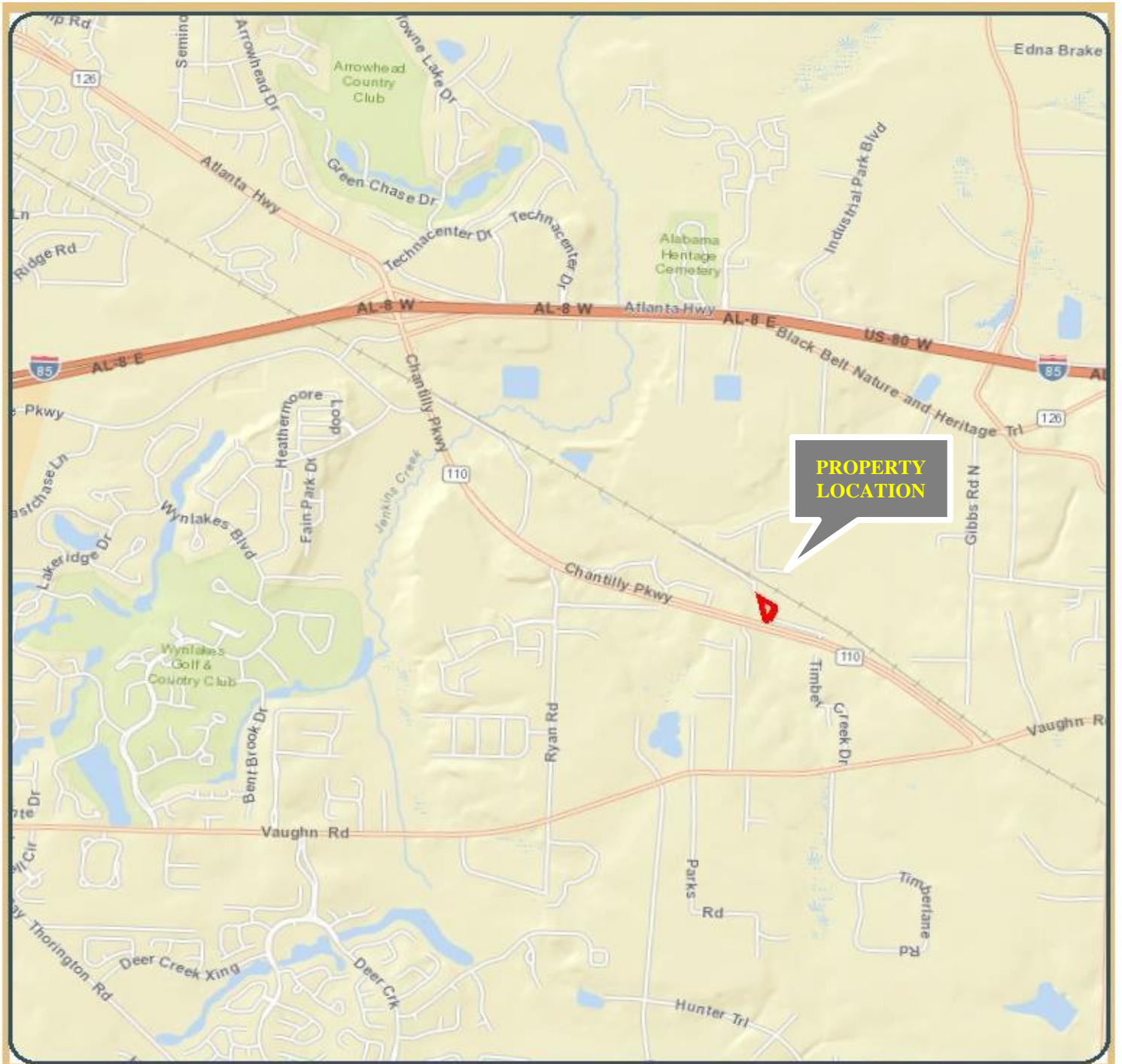
2020 Population: 22,198

2021 Household Income: \$102,119

2021 Median Age: 39.7 years

2021 Average Home Value: \$336,069

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Comfort
INN & SUITES

BURGER
KING

McDonald's

Renfro's
MARKET

Carmike
Cinemas

HOME
DEPOT

VA
HEALTH
CARE

Walmart
Save Money. Live better.

Christian
Brothers
AUTOMOTIVE

CVS

MAX
Credit
Union

PROPERTY
LOCATION

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PROPERTY LOCATION

CHANTILLY PKWY