



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



Lochshire Village
Vaughn Road - Pike Road, AL 36064

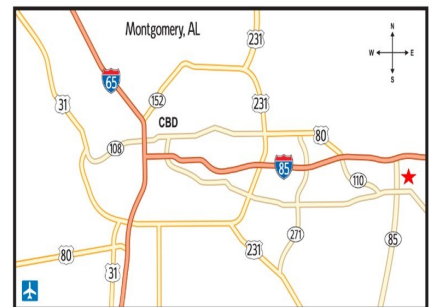
FOR SALE

- **Sales Price:** \$19.00/S.F.
- **Outparcel Size:** Outparcel 1: ± 50,021 S.F.
- **Zoned:** B-2
- **Best Use:** Commercial/Retail
- **Traffic Count:** Vaughn Road: 14,900 (2019)
Pike Road: 6,600 (2019)
- **Type of Listing:** Exclusive

Outparcel located at the corner of Vaughn Road & Pike Road adjacent to **SHOPS AT PIKE ROAD** (Publix). One (1) Outparcel remaining fronting Pike Road. Outparcels 2 and 3 are Sold. Outparcel 4 is developed as a CVS Pharmacy. Outparcels 5 and 6 are Sold. Seller will consider Ground Lease. Outparcels are subject to Declaration of Restrictions and Protective Covenants Agreement. Call Mark Dauber for additional information at (334) 271-2475.



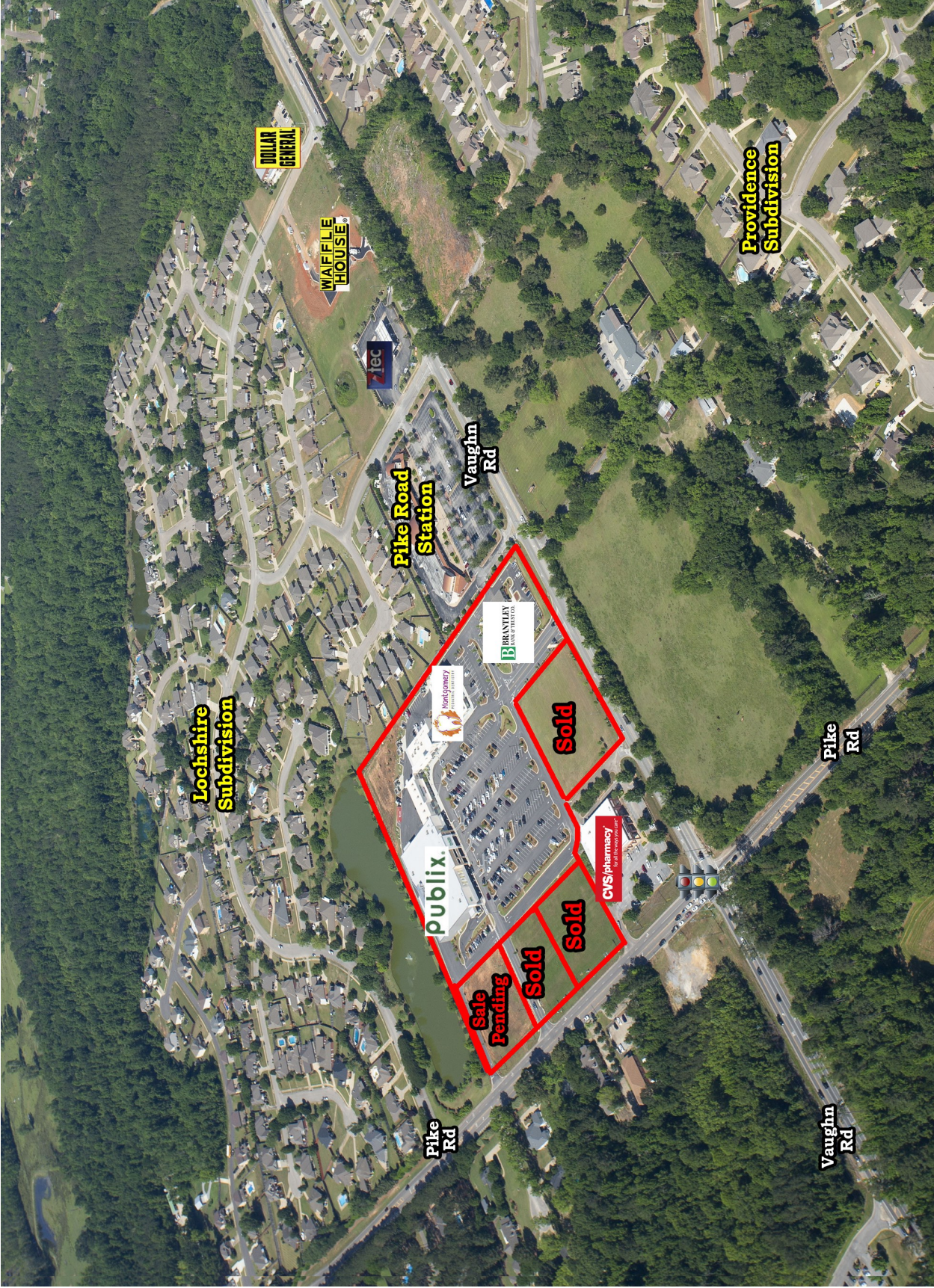
Mark A. Dauber
John Stanley & Associates, Inc.
4747 Woodmere Blvd.
Montgomery, AL 36106
VOICE: (334) 271-2475
FAX: (334) 271-2421
mdauber@johnstanleyassociates.com
www.johnstanleyassociates.com



All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by John Stanley & Associates, Inc. or the Owner.

**Outparcel Pricing
(as of October 6, 2022)**

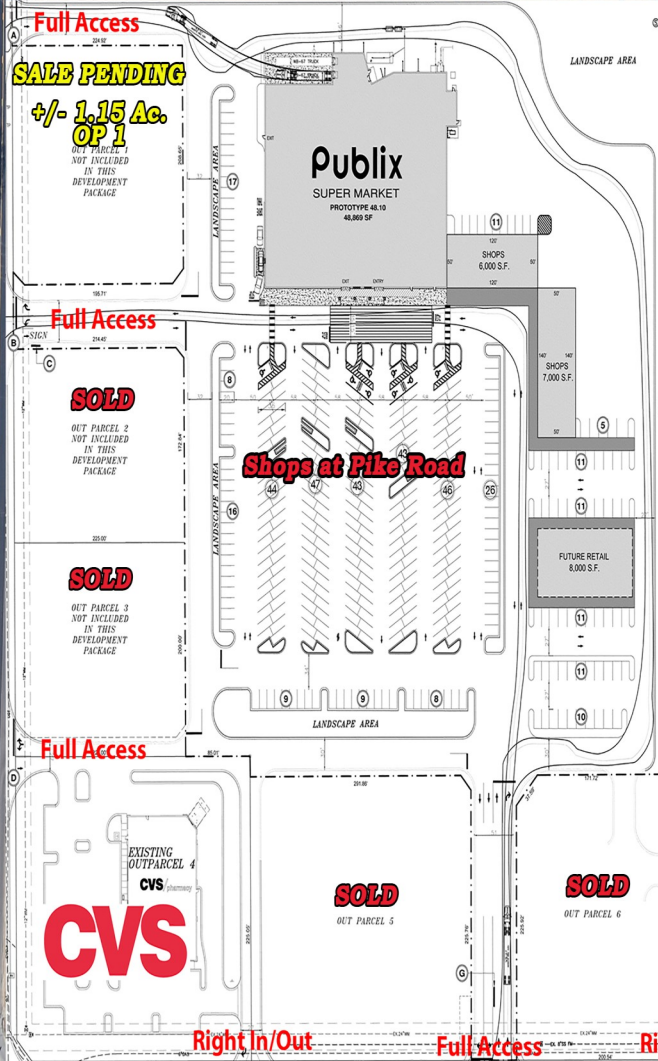
Large Parcel:	<u>+</u> 12.07 Ac.		SOLD
Outparcel 1:	<u>+</u> 1.15 Ac.	(<u>+</u> 50,021 S.F.)	SALE PENDING
Outparcel 2:	<u>+</u> 0.94 Ac.		SOLD
Outparcel 3:	<u>+</u> 1.03 Ac.		SOLD
Outparcel 4:	<u>+</u> 2.09 Ac.		SOLD
Outparcel 5:	<u>+</u> 1.51 Ac.		SOLD
Outparcel 6:	<u>+</u> 1.04 Ac.		SOLD



MONTGOMERY, AL VAUGHN ROAD @ PIKE ROAD

PIKE ROAD

LOCKSHIRE



PIKE ROAD TOWN HALL

VAUGHN ROAD

N →

Sturbridge

Deer Creek

Wynlakes

Eastern Forest

Ranchette Estates

Foxhall

Timber Lake

Timberlane

Timber Creek

Chantilly Parkway

TARGET

COSTCO

Rainforest MARKET

Walmart

AMC THEATRE

AMC THEATRE



Business Park

Georgia Washington School

Laurel Wood

Merry Way

Medical Offices

Merrywood

PIKE ROAD



CVS

3

2

1

5

6



SCHEIDT & BOND

Pike Road Town Hall and retail

Z-fec

DOLLAR GENERAL

PIKE ROAD

Lockshire

Providence

MONTGOMERY, ALABAMA

VAUGHN ROAD @ PIKE ROAD

