



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



**± 4.67 Acres - Chantilly Pkwy
Montgomery, AL 36117**

FOR SALE

- **Sales Price:** \$2,440,000.00
- **Price/S.F.:** \$12.00/S.F.
- **Zoning:** B-2 (Business)
- **Best Use:** Hotels, Restaurants, Retail
- **Visibility:** Excellent
- **Listing Type:** Exclusive

PRICED TO SELL!

+/- 4.67 Acre parcel fronting Chantilly Parkway at Exit 11, I-85. PRICED AS AN ENTIRE PARCEL. Excellent location for retail, hotel and restaurant use. Zoned B-2 (General Business). Contact John Stanley, CCIM, for more information at (334) 271-2475.



John C. Stanley, CCIM
John Stanley & Associates, Inc.
4747 Woodmere Boulevard
Montgomery, AL 36106
(334) 271-2475 voice
(334) 271-2421 fax
jstanley@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.



DEMOGRAPHICS MAP & REPORT

POPULATION 1 MILE 5 MILES 10 MILES

TOTAL POPULATION	3,060	68,292	193,126
AVERAGE AGE	44.9	36.5	36.5
AVERAGE AGE (MALE)	45.8	35.8	34.2
AVERAGE AGE (FEMALE)	45.0	37.7	38.3

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	1,414	30,231	86,222
# OF PERSONS PER HH	2.2	2.3	2.2
AVERAGE HH INCOME	\$125,268	\$85,198	\$68,952
AVERAGE HOUSE VALUE	\$303,050	\$197,476	\$155,319

* Demographic data derived from 2020 ACS - US Census





