



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



**Waugh Station - U.S. Hwy 80
Pike Road, AL 36064**

BUILD TO SUIT

- **Lease Price:** TBD
- **Land Size:** \pm 2.02 Ac.
- **Zoning:** B-2 (Business)
- **Best Use:** Restaurant, Bank,
Misc. Commercial Uses
- **Visibility:** Excellent
- **Possession:** Immediate
- **Traffic Count:** 42,249 (2023 AADT) I-85
8,349 (2023 AADT) U.S. Hwy 80
- **Listing Type:** Exclusive

Owner will **BUILD TO SUIT OR GROUND LEASE** to credit tenant(s). Great location for QSR, Bank and other commercial uses. Excellent access from I-85 at Exit 16 to the Town of Pike Road, The Waters, Boykin Lakes, Stone Park, Kinsley, Abbington and other residential subdivisions. Contact John Stanley, CCIM, for additional information at (334) 271-2475.

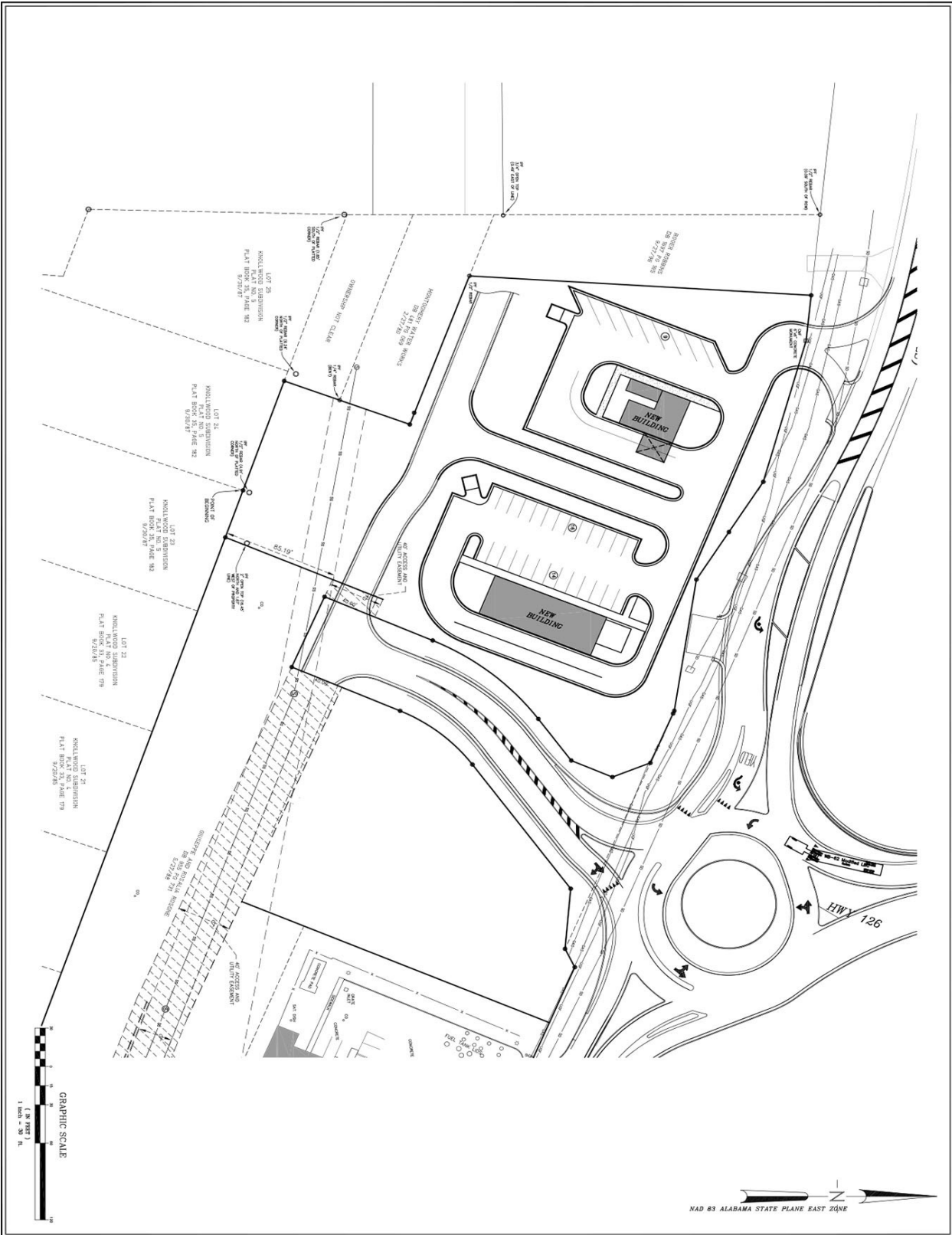


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SHEET NUMBER: C1	SHEET TITLE: SITE PLAN	PROJECT: WAUGH STATION A NEW COMMERCIAL DEVELOPMENT PIKE ROAD, ALABAMA PREPARED BY: FLOWERS & WHITE ENGINEERING, L.L.C. CHECKED BY: DATE: REV. 1 REV. 2 REV. 3	<div data-bbox="633 1806 966 1864" data-label="Section-Header"> <h2>WAUGH STATION</h2> <h3>A NEW COMMERCIAL DEVELOPMENT</h3> </div> <div data-bbox="714 1879 885 1900" data-label="Text"> <p>PIKE ROAD, ALABAMA</p> </div>	<div data-bbox="1153 1806 1242 1900" data-label="Image"> </div> <div data-bbox="1250 1816 1421 1858" data-label="Text"> <p>FLOWERS & WHITE ENGINEERING, L.L.C.</p> </div> <div data-bbox="1250 1858 1421 1890" data-label="Text"> <p>PO BOX 231286 MONTGOMERY, AL 36123 PH. 334.356.7400 • FAX: 334.356.1231</p> </div>
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