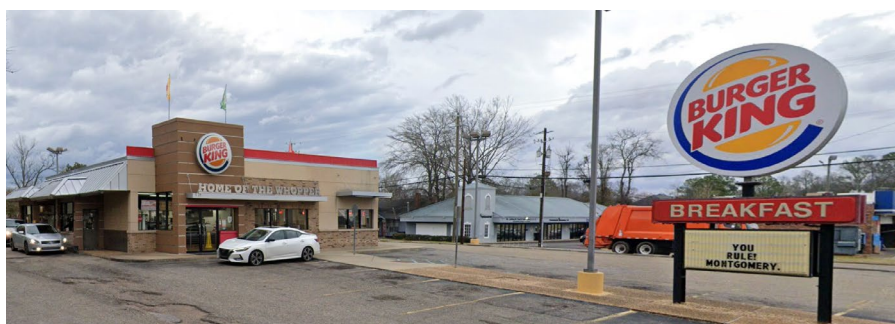
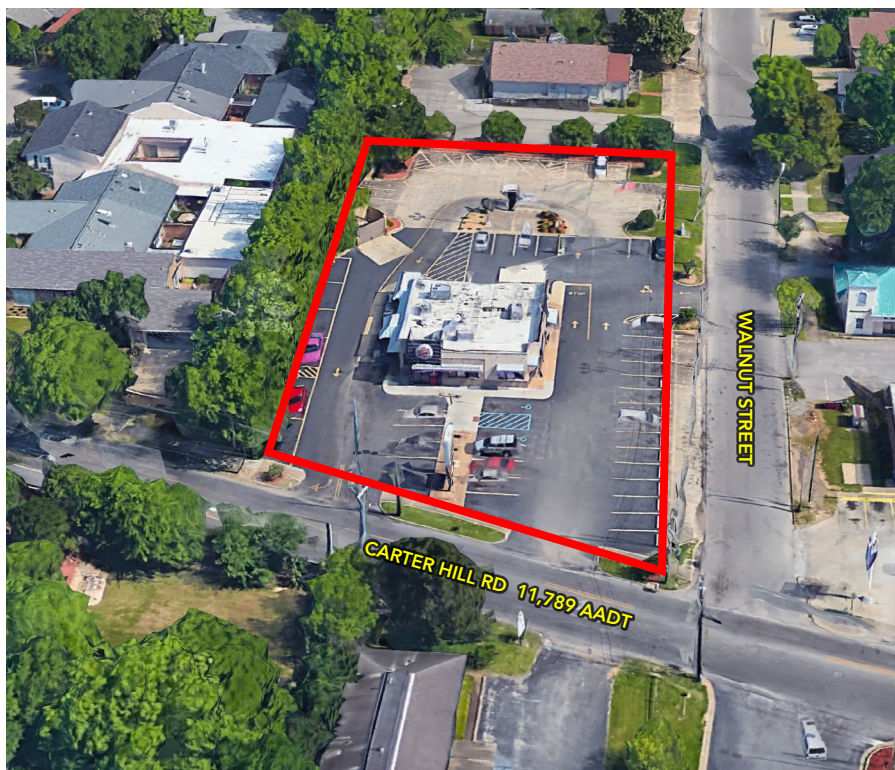




FORMER BURGER KING FOR SALE/LEASE

1621 Carter Hill Road, Montgomery, AL 36106

Excellent location directly adjacent to Alabama State University (±3,500 Students)



LEASE RATE:
Call For Pricing



SALE PRICE:
Call For Pricing



SIZE:
Building: ±2,689 SF
Land: ±1.03 AC

LOCATIONS:

- Easy access to I-85 (121,499 AADT)
- Located on Carter Hill Rd (11,789 AADT)
- Directly adjacent to Alabama State University (±3,500 Students)
- Short drive from Jackson Hospital (344 beds)



HARBERT
REALTY SERVICES

CASEY HOWARD
choward@harbertrealty.com | 205.202.0814

LACEY SCOTT
lscott@harbertrealty.com | 205.401.1130

For More Information: HarbertRealty.com
2 North 20th Street, #1700, Birmingham, AL 35203

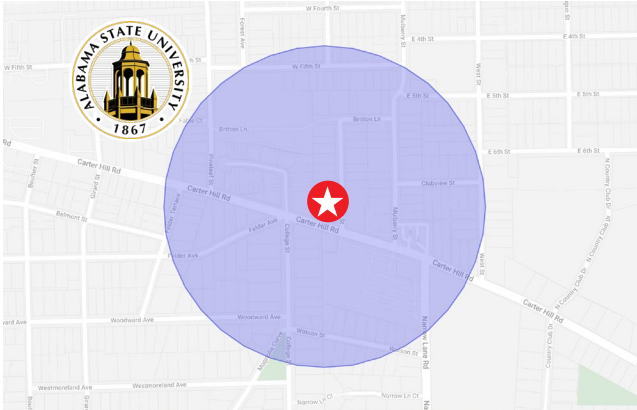
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FORMER BURGER KING FOR SALE/LEASE

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Excellent location directly adjacent to Alabama State University (±3,500 Students)

LOCATED ADJACENT TO ALABAMA STATE UNIVERSITY IN A BUSY RETAIL CORRIDOR



Alabama State University is a public institution that was founded in 1867. It has a total undergraduate enrollment of 3,499 (fall 2021), its setting is urban, and the campus size is 172 acres.

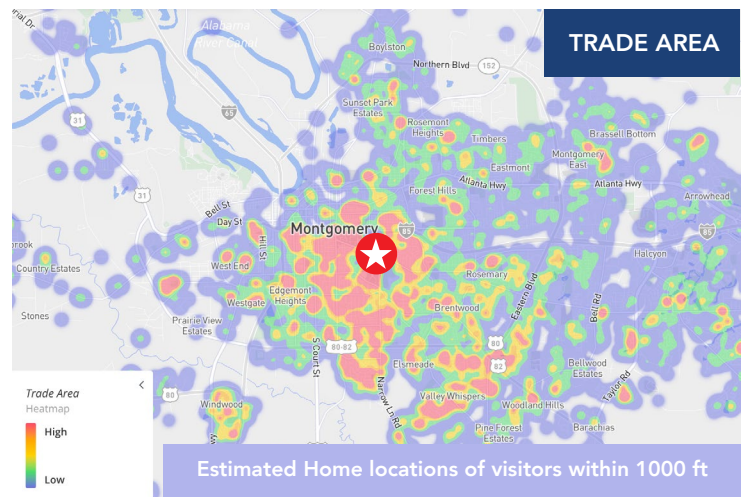
Located in Montgomery, Ala., is a widely respected, world-class institution of higher learning. The University offers more than 60 undergraduate and graduate degree programs.

Alabama State University generates **\$290 million in total economic impact** for its local and regional economies.

Alabama State University generates **2,791 jobs** for its local and regional economies. Of this total, 1,121 are on-campus jobs, and 1,670 are off-campus jobs.

12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	1.1M
Visitors	251.7K
Visit Frequency	4.32x
Avg Dwell Time	45 minutes



POPULATION	1 MILE	3 MILES	5 MILES
2022 Estimated Population	9,313	69,799	136,569

DAYTIME BUSINESS POPULATION	1 MILE	3 MILES	5 MILES
2022 Estimated Employees	6,942	55,922	92,602

INCOME	1 MILE	3 MILES	5 MILES
2022 Estimated Average Household Income	\$78,275	\$60,999	\$60,133



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