

DEVELOPMENT | LAND FOR SALE  
8065 CHANTILLY PARKWAY PLACE



#### OFFERING SUMMARY

Sale Price:	\$409,460
Available SF:	
Lot Size:	0.9 Acres
Price / Acre:	\$454,956
Zoning:	B-3

#### PROPERTY OVERVIEW

Three Lots zoned B-2 / B-3 for commercial. Strategically located, these lots are positioned to capitalize on the extraordinary growth of the area. Ideally suited for a variety of businesses. High traffic counts throughout the surrounding area. \$409,460 each. Contact me for more information or to schedule your viewing.

#### PROPERTY HIGHLIGHTS

- High Visibility
- High Traffic Counts
- Located in Chantilly Place

**ED FLEMING**  
defleming7@gmail.com  
334.652.2121

**THE RIGHT PLACE.  
THE RIGHT SPACE.**

\*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 Hodges Commercial Real Estate, Inc. or the Owner.

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**ADDITIONAL PHOTOS**



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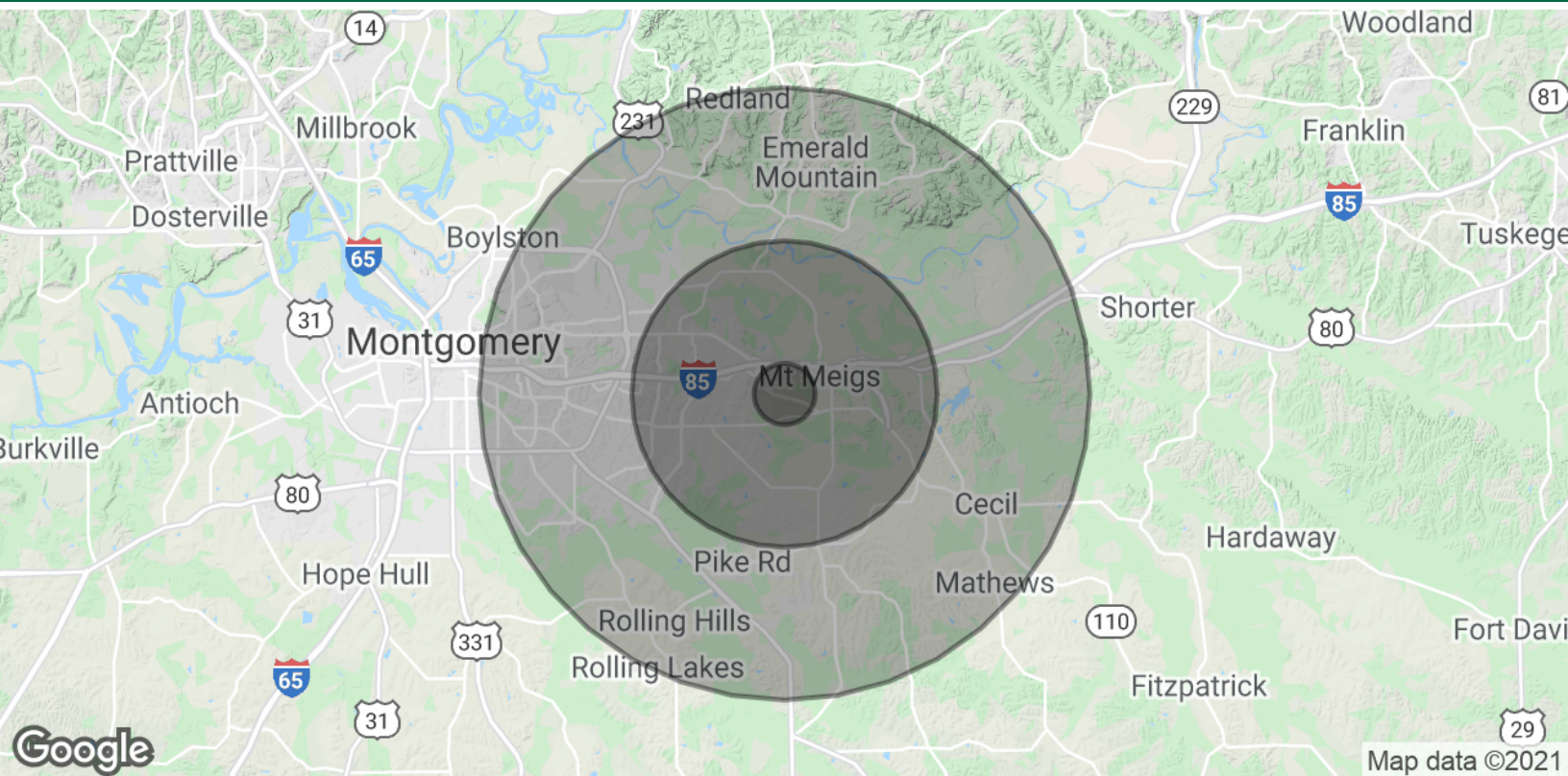
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,669	38,666	151,981
Average age	33.9	37.6	36.0
Average age (Male)	34.2	36.6	34.3
Average age (Female)	33.9	38.9	37.5

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	599	14,986	61,340
# of persons per HH	2.8	2.6	2.5
Average HH income	\$91,123	\$100,102	\$72,853
Average house value	\$351,942	\$331,129	\$210,380

\* Demographic data derived from 2010 US Census

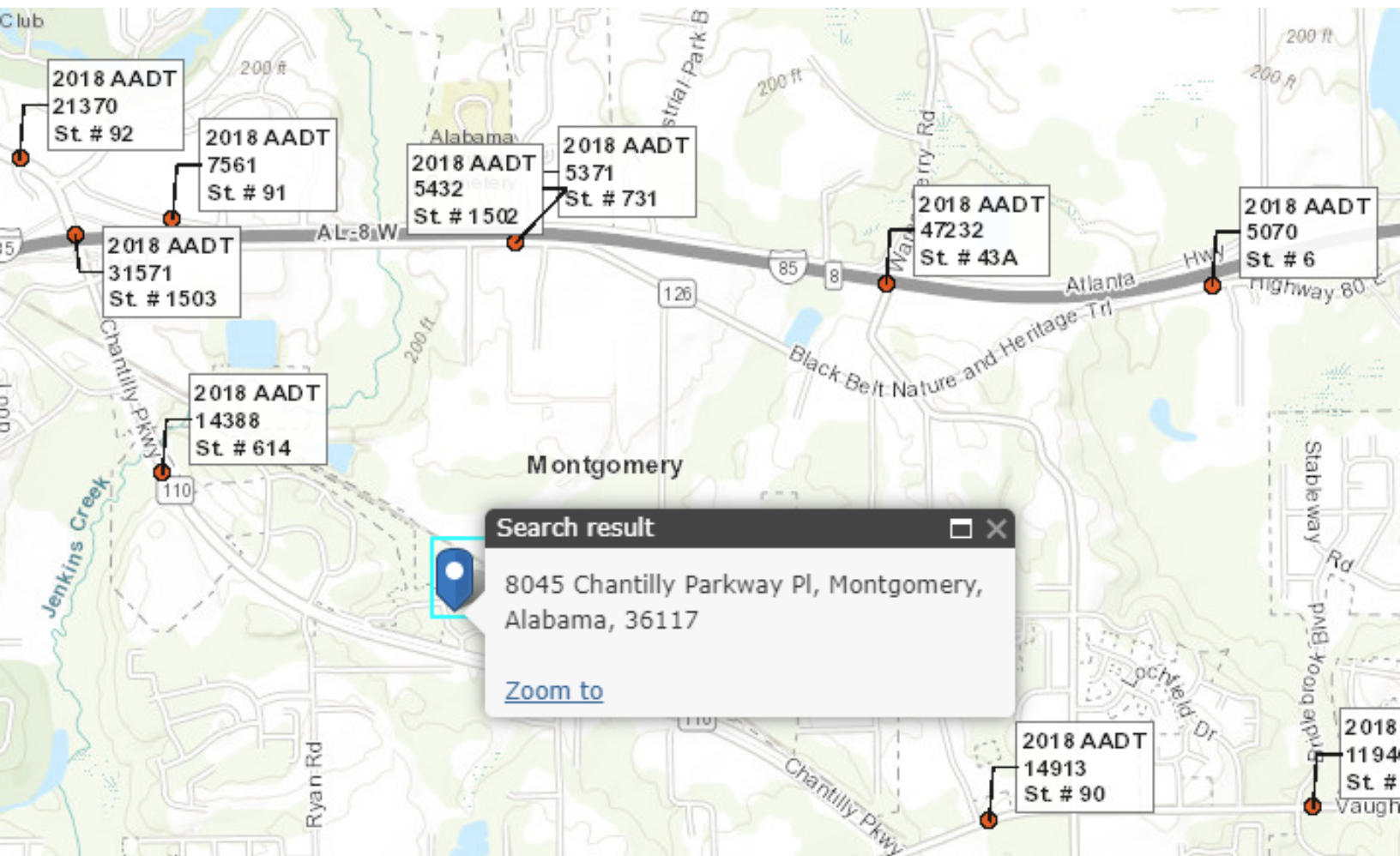
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