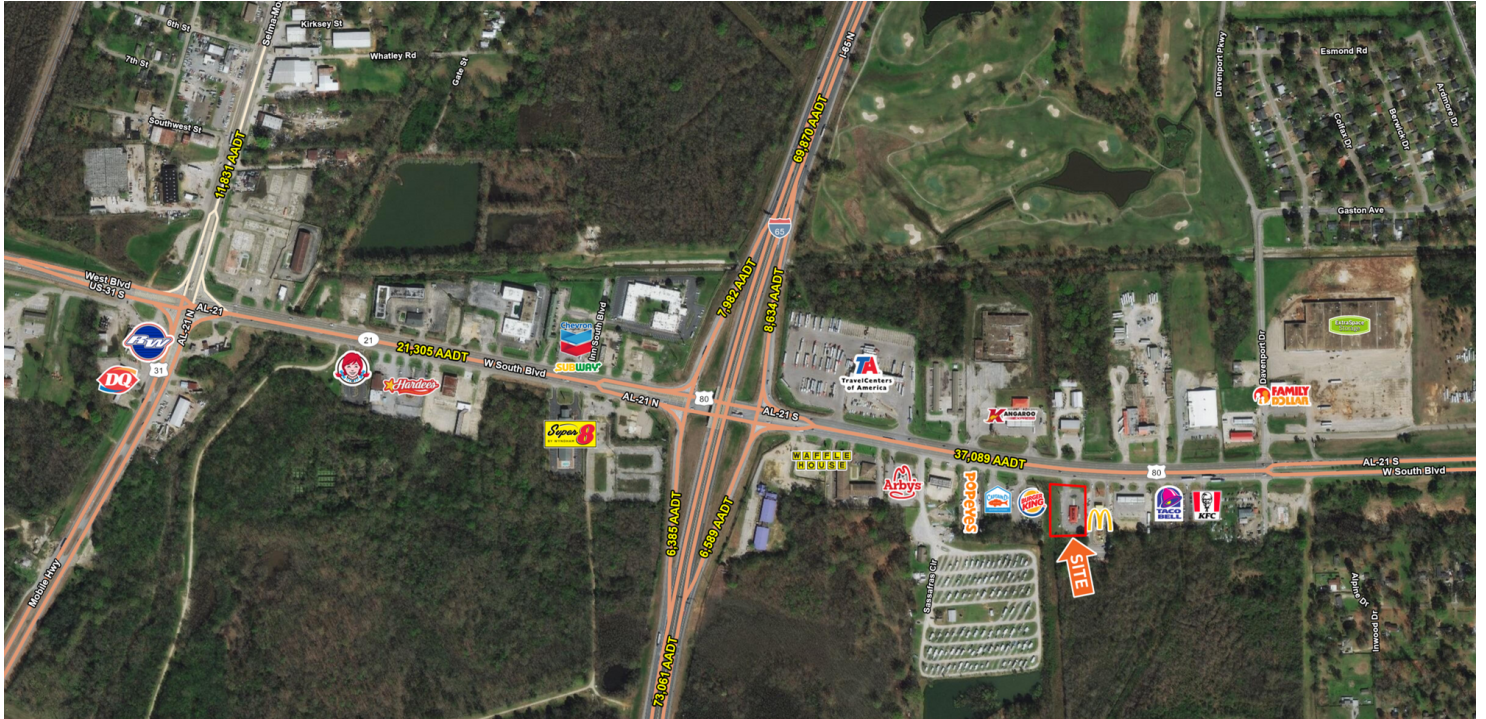


# FORMER PIZZA HUT

941 West South Blvd, Montgomery, AL 36105

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

Located minutes from Interstate 65 and the TA Travel Center. Surrounding fast casual dining which includes Taco Bell, Captain D's, Dairy Queen and others.



## PROPERTY HIGHLIGHTS

- Available: 2,848 SF freestanding building, asking price \$525,000
- Less than half a mile from Interstate 65
- Easy access from West South Blvd
- Traffic Counts: 37,089 AADT (West South Blvd), 73,061 AADT (Interstate 65)

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	2,695	36,821	82,858
DAYTIME POPULATION	2,451	38,244	104,499
HOUSEHOLDS	1,006	14,429	31,423
AVERAGE HH INCOME	\$40,735	\$52,312	\$59,170

## EXCLUSIVE AGENT(S)

KATHY DENNIS, CCIM • kathy.dennis@tscg.com • 205.776.6708

BARET STEED • baret.steed@tscg.com • 205.776.6708

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## SITE PLAN

West South Blvd  
37,089 AADT



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