

**PROPERTY DESCRIPTION**

1.04 acre site with 170 feet of frontage on US Highway 31, just south of West Boulevard. The property is adjacent to a Raceway convenience store and a Dairy Queen.

**LOCATION:** US Highway 31, just south of West Boulevard

**SIZE:** 1.04 Acres

**ZONING:** "M-1", Light Industrial (City of Montgomery)

**UTILITIES:** Utilities available to site

**TRAFFIC COUNTS:** 14,530 AADT on Highway 31 ('16)  
21,830 AADT on West Blvd ('16)

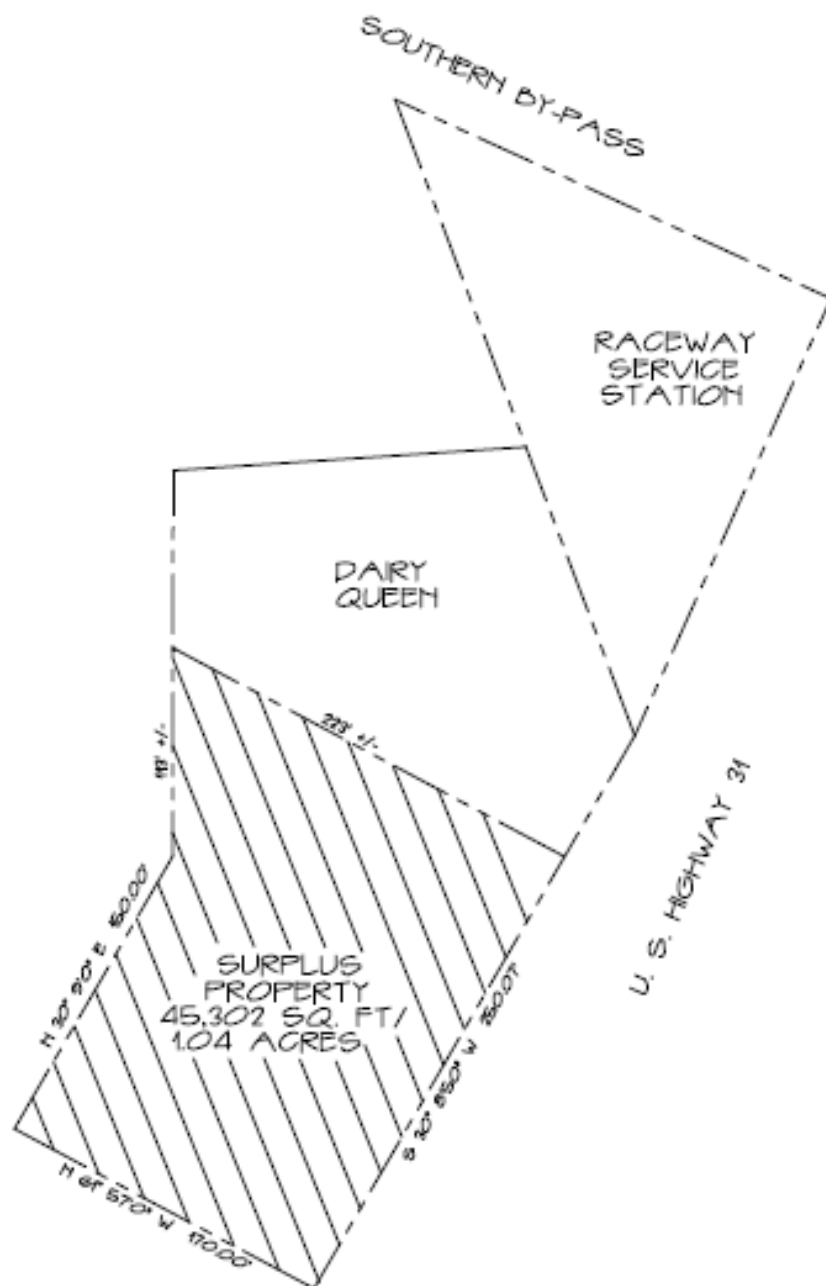
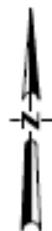
**ACCESS:** Curb cut onto Highway 31

**POPULATION:** One mile: 1,910  
Three miles: 32,709  
Five miles: 73,039



**200 Galleria Parkway,  
Atlanta GA 30339  
(800) 388-8035 x1112**

[racetracrealestate@racetrac.com](mailto:racetracrealestate@racetrac.com)  
[racetracrealestate.com](http://racetracrealestate.com)



200 Galleria Parkway,  
Atlanta GA 30339  
(800) 388-8035 x1112

[racetracrealestate@racetrac.com](mailto:racetracrealestate@racetrac.com)  
[racetracrealestate.com](http://racetracrealestate.com)