



**2936 MARTI LANE , MONTGOMERY, AL 36116**  
**OPPORTUNITY ZONE MEDICAL OFFICE BUILDING FOR SALE**



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The Owner expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to Purchase or Lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice which may arise as a result of review of the Memorandum.

The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

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# PROPERTY INFORMATION



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# PROPERTY INFORMATION

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Building Size:	4,462 SF
Available SF:	
Lot Size:	0.721 Acres
Year Built:	1984
Renovated:	2007
Zoning:	Commercial
Market:	Montgomery
Traffic Count:	8,000

### PROPERTY OVERVIEW

### PROPERTY HIGHLIGHTS

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# PROPERTY INFORMATION

## PROPERTY DESCRIPTION



### PROPERTY OVERVIEW

### LOCATION OVERVIEW

For office/retail use, the site is considered to have good accessibility and good visibility, off of major thoroughfares. Surrounding properties are primarily office/retail. The subject property is located in the city limits of Montgomery in Montgomery County and is legally conforming the current zoning of Commercial.

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# PROPERTY INFORMATION

## COMPLETE HIGHLIGHTS



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# PROPERTY INFORMATION

## ADDITIONAL PHOTOS



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# LOCATION INFORMATION



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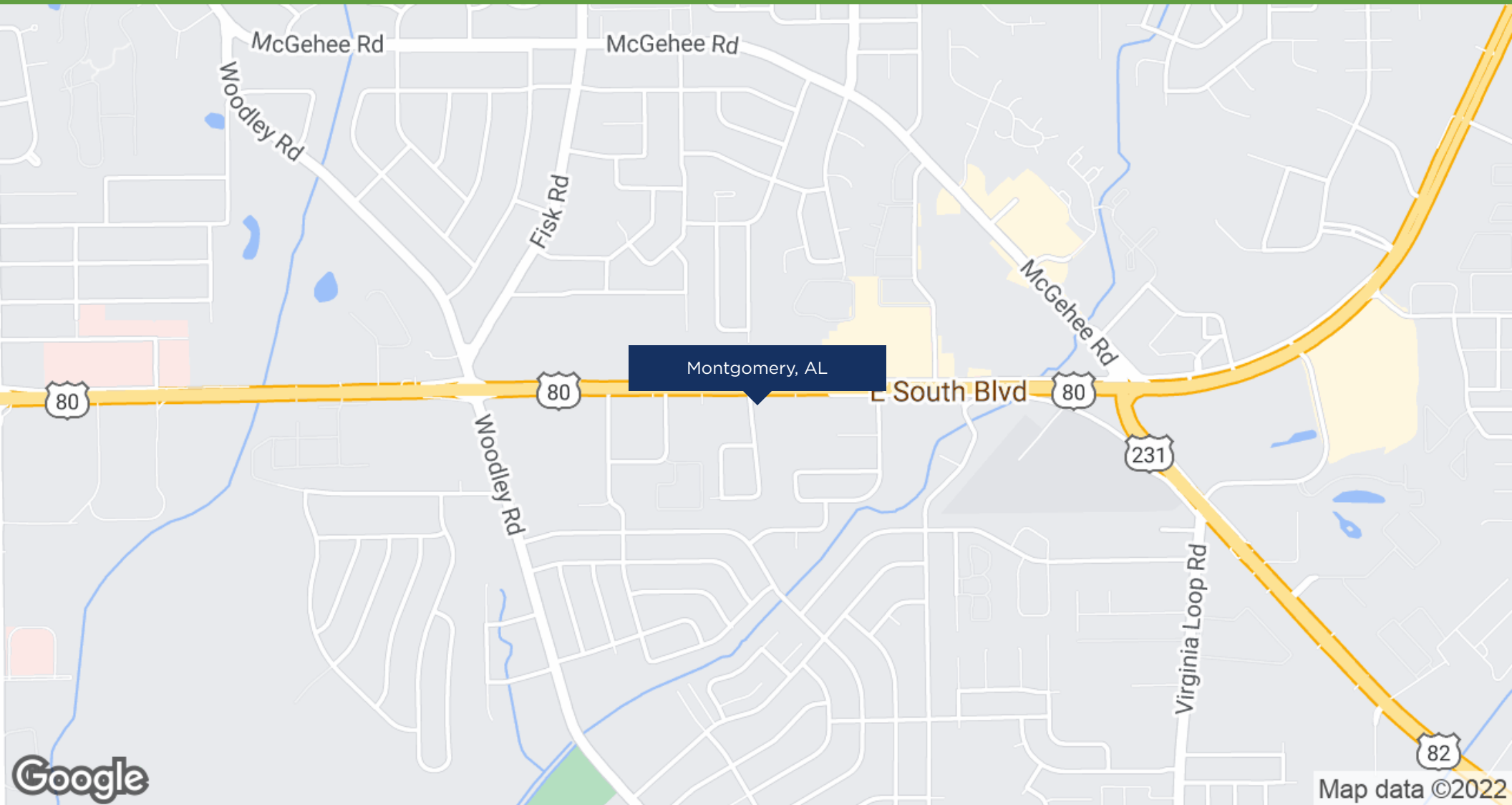
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# LOCATION INFORMATION

## REGIONAL MAP



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REGIONAL MAP // 10

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# LOCATION INFORMATION

## LOCATION MAP



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LOCATION MAP // 11



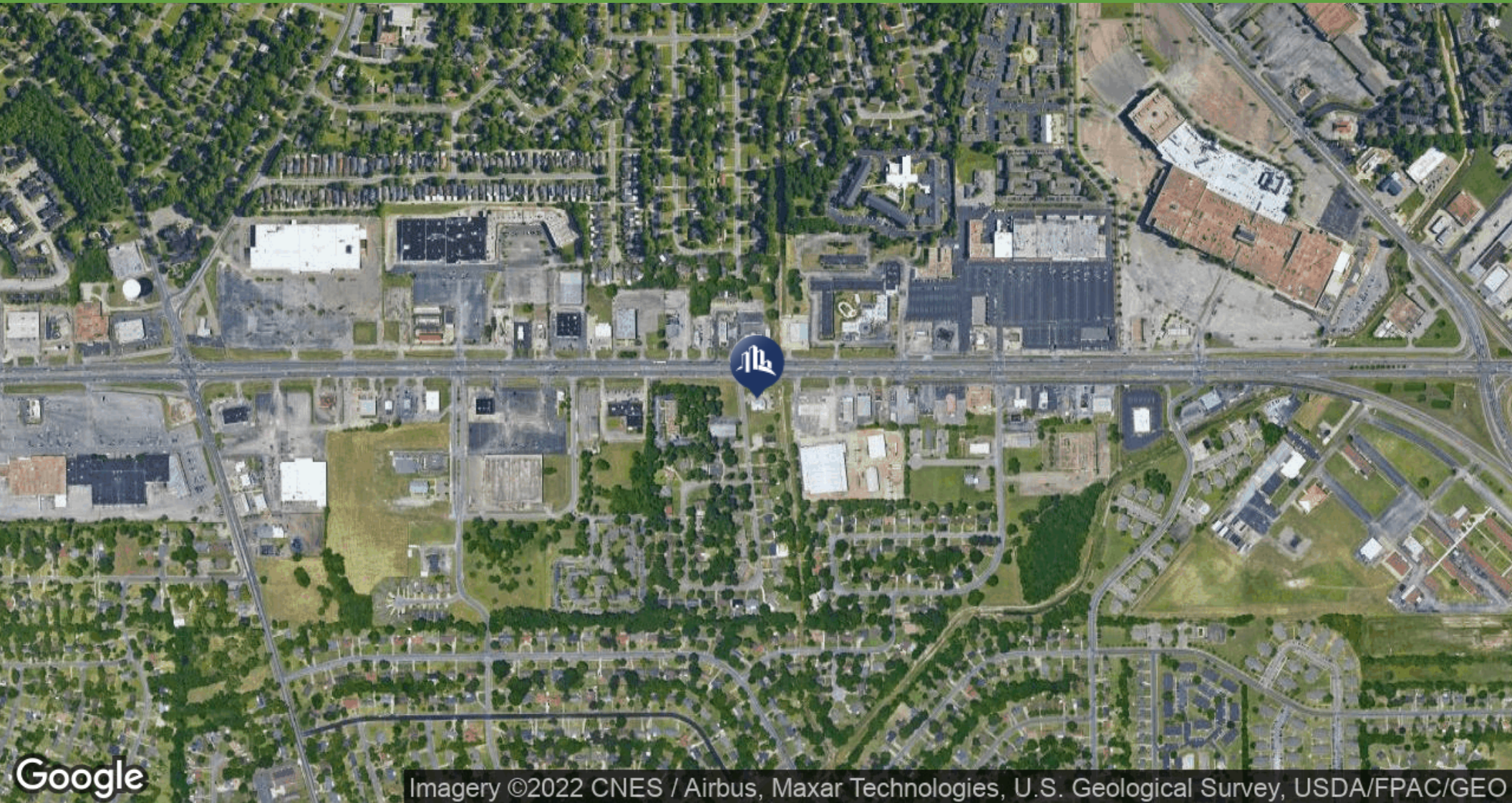
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# LOCATION INFORMATION

## AERIAL MAP



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# LOCATION INFORMATION

## RETAILER MAP

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RETAILER MAP // 13

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# DEMOGRAPHICS



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# DEMOGRAPHICS

## DEMOGRAPHICS REPORT

	1 MILE	3 MILES	5 MILES
Total population	10,382	68,779	148,060
Median age	34.5	33.0	34.2
Median age (Male)	29.4	30.1	31.9
Median age (Female)	37.3	35.1	36.3
Total households	4,495	26,463	58,594
Total persons per HH	2.3	2.6	2.5
Average HH income	\$53,487	\$62,742	\$58,346
Average house value	\$162,672	\$178,385	\$173,819

\* Demographic data derived from 2020 ACS - US Census

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DEMOGRAPHICS REPORT // 15

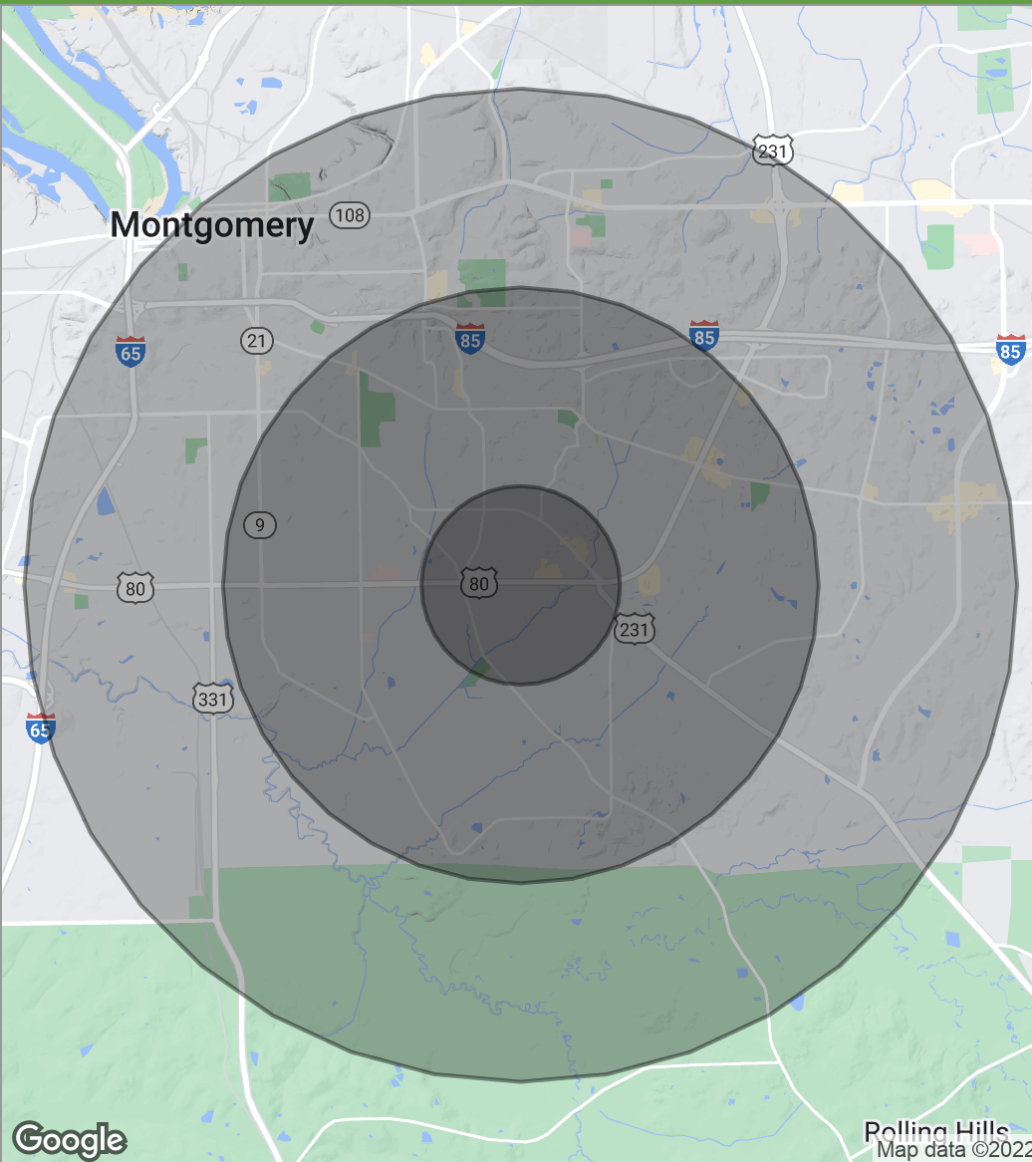
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# DEMOGRAPHICS

## DEMOGRAPHICS MAP



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**DEMOGRAPHICS MAP // 16**

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# ADVISOR BIOS



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# ADVISOR BIOS

## ADVISOR BIO & CONTACT 1

### WANDA WILLIAMS

Associate

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Vestavia Hills, AL 35216  
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wanda.williams@sperrycga.com  
AL #115686

### PROFESSIONAL BACKGROUND

Wanda joined SperryCGA - The Andrews Group in December of 2018. "Her previous 2 years of real estate experience specializing in dental, veterinary, chiropractic, and physical therapy tenant and buyer representation in Alabama will allow her to be a great addition to our SperryCGA team in Alabama," says Keith Andrews, CEO.

She leverages this experience to help investors and tenants and owners locally and globally with their medical, dental, veterinary, and other health professions' needs. These needs include, leases and renewals, investments, disposition and acquisitions, expansions, and relocations.

Wanda is an award-winning sales executive with over 25 years of dental sales, consulting, training, business development and account acquisition experience.

She is a current member of the Birmingham Association of Realtors, Alabama Association of Realtors, National Association of Realtors, and the Greater Alabama Multiple Listing Service.

She attended the University of Alabama at Birmingham, as a Registered Dental Hygienist.

She has 2 daughters, Jennifer and Amy, and 6 grandchildren. Her hometown is Dothan, AL, and moved to Birmingham, AL in September of 1989.

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