

2567 BELL RD

MONTGOMERY, AL 36117

# Executive Summary



## OFFERING SUMMARY

Available SF: 895 - 1,740 SF

Lease Rate: \$10.00 - 12.00 SF/yr (NN; Negotiable)

Lot Size: 0.46 Acres

Year Built: 2000

Building Size: 4,549

Zoning: O-1

Price / SF: \$83.53

## PROPERTY HIGHLIGHTS

- Conveniently located office space in East Montgomery
- Easy access to Shopping, Restaurant, Banking, and more
- Parking On-site
- Great visibility on a good thoroughfare
- Bell Road 19,020± CPD Traffic Counts
- 0.3± miles from Vaughn Rd.
- 2.7± miles from Atlanta Hwy.

## DEMOGRAPHICS

|                   | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 3266     | 24342    | 52829    |
| Total Population  | 7353     | 55977    | 127212   |
| Average HH Income | \$93,987 | \$86,227 | \$83,123 |

## JON MASTERS, CCIM

334.387.2724  
Jmasters@mcrmpm.com

## MOORE COMPANY REALTY

312 Catoma St #200, Montgomery, AL 36104  
334.262.1958 | moorecompanyrealty.com



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Additional Photos



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MOORE COMPANY REALTY

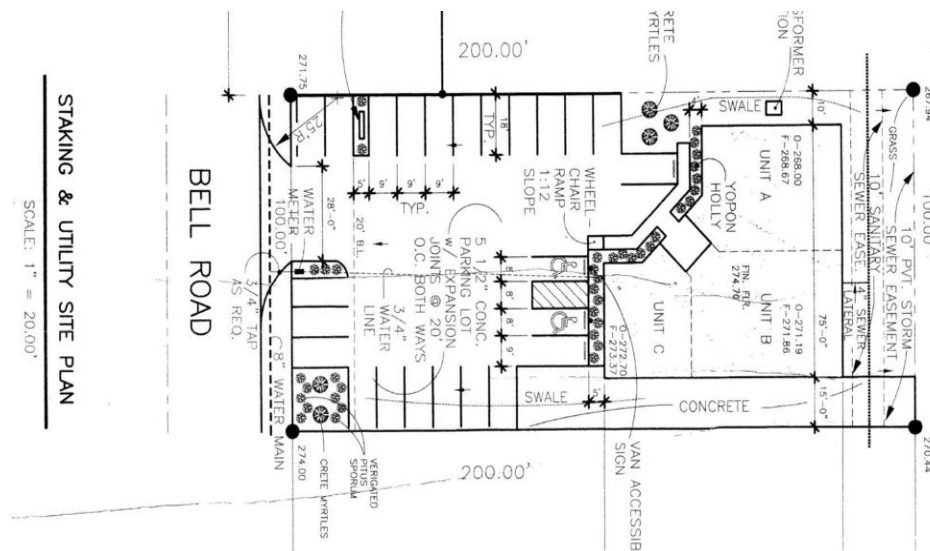
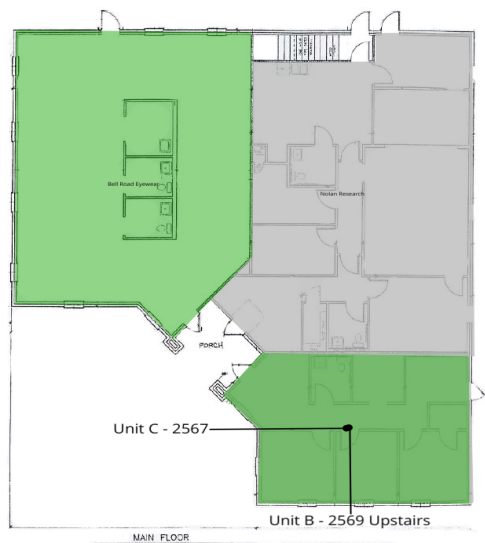
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**MONTGOMERY, AL 36117**

# Plans



|              |                |
|--------------|----------------|
| Lease Type:  | NN; Negotiable |
| Total Space: | 895 - 1,740 SF |

|             |                         |
|-------------|-------------------------|
| Lease Term: | Negotiable              |
| Lease Rate: | \$10.00 - \$12.00 SF/yr |

| SUITE         | TENANT    | SIZE     | TYPE         | RATE                    |
|---------------|-----------|----------|--------------|-------------------------|
| Unit A - 2571 | Available | 1,740 SF | Modified Net | \$10.00 - \$12.00 SF/yr |
| Unit C - 2567 | Available | 895 SF   | Negotiable   | \$10.00 - \$12.00 SF/yr |

