

NET LEASE

243 CATOMA ST, MONTGOMERY, AL 36104

Executive Summary



OFFERING SUMMARY

Available SF:	9,500 - 40,000 SF
Lease Rate:	\$4.00 SF/yr (Net)
Lot Size:	6.89 Acres
Year Built:	1928
Building Size:	68,000
Renovated:	2019
Zoning:	T-2 Smart Code
Market:	Montgomery CBD
Submarket:	Downtown

PROPERTY HIGHLIGHTS

- Opportunity Zone
- Warehouse/Flex Space available!
- Originally built as the McGough Chevrolet Dealership
- 2 truck door, 5 ground level doors
- 2 stories
- New roof and windows with abundant light, ready for your company!
- Located in the CBD
- Excellent parking
- The location also has a sprinkler system and is available for immediate occupancy.
- Located on three streets: 243 Catoma St., 523 Bibb St. & 134 Wilkinson St.
- 1.1± Miles from I-85/I-65 Interchange



GENE CODY, CCIM

334.386.2441
gcody@mcrmpm.com

MOORE COMPANY REALTY

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



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Lease Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
529 Bibb St	Available	1,800 SF	Gross	Negotiable
120 Wilkinson St	Available	9,500 - 40,000 SF	Modified Net	\$4.00 SF/yr
211 Catoma St	Available	3,784 SF	Gross	Negotiable
134 Wilkinson St	Available	30,000 - 40,000 SF	Modified Net	\$4.00 SF/yr

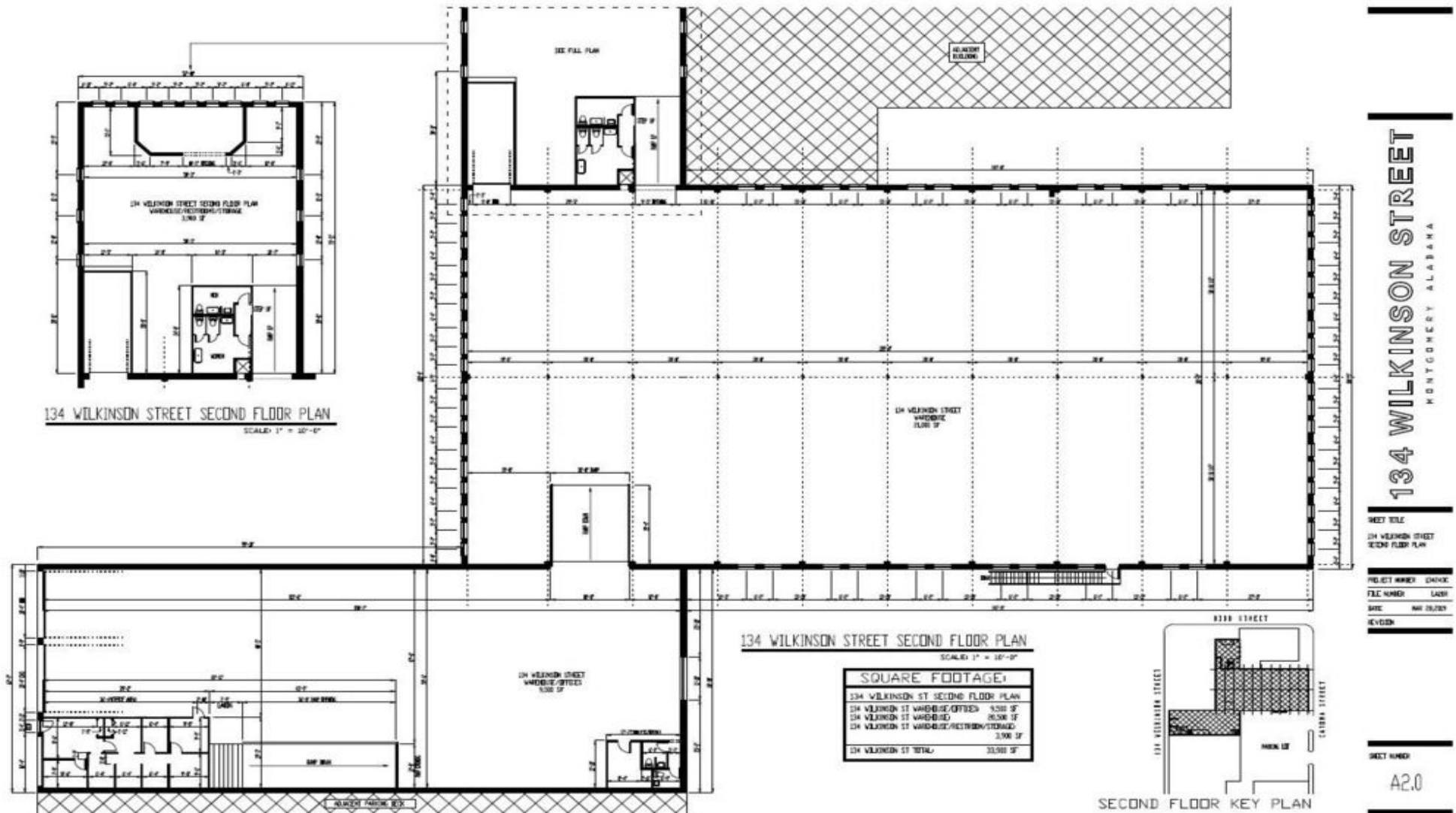
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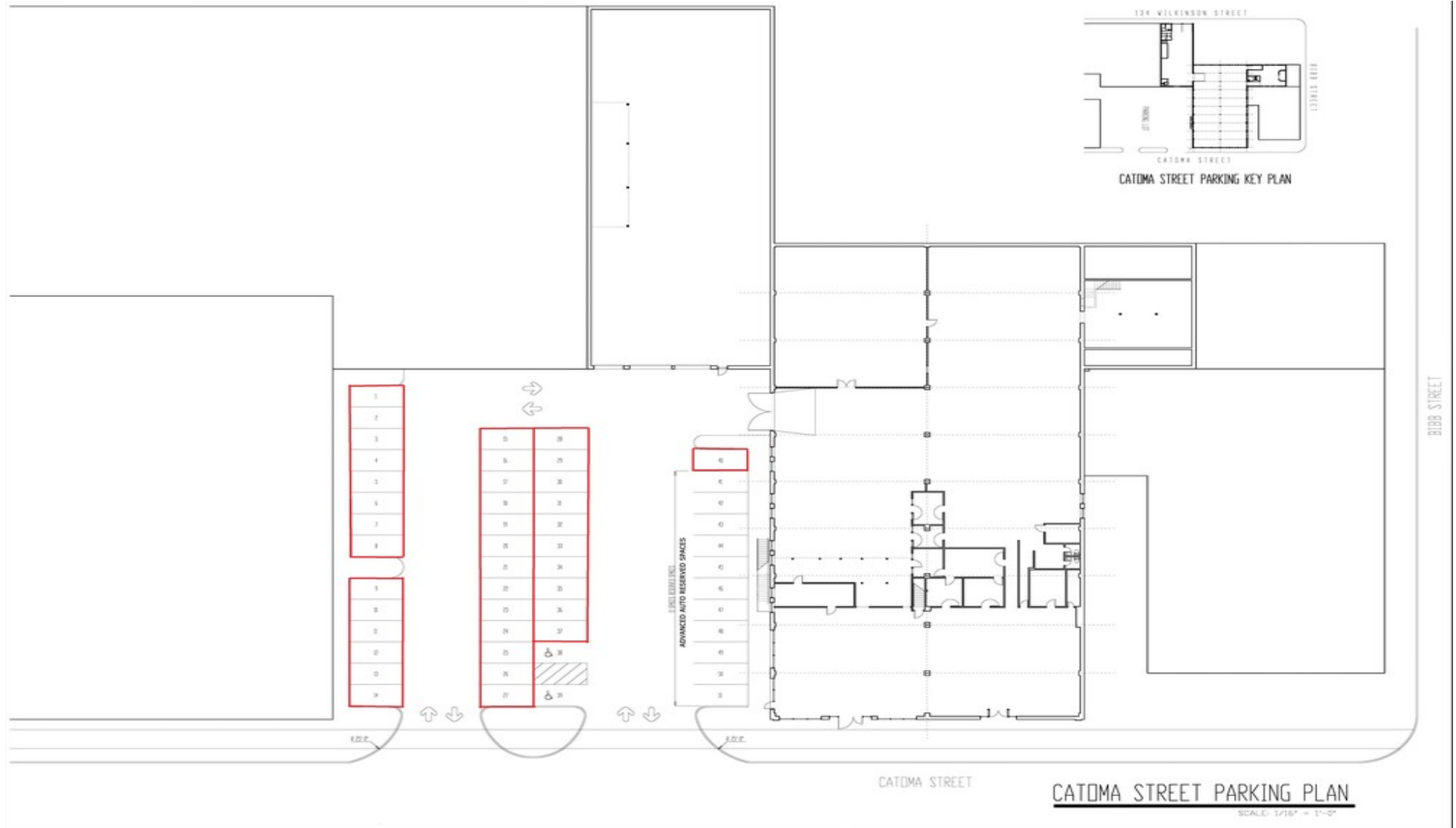




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Parking Plan



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Exterior Photos



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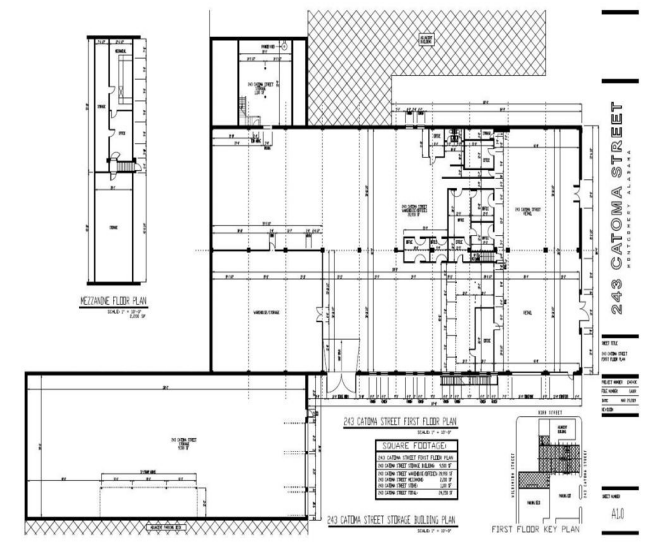
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Interior Photos



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Demographics

DEMOGRAPHIC SUMMARY

80 Technacenter Dr, Montgomery, Alabama, 36117

Ring of 1 mile

KEY FACTS

2,275

Population



999

Households

49.5

Median Age

\$69,936

Median Disposable Income

EDUCATION

5%

No High School Diploma



17%

High School Graduate



29%

Some College



49%

Bachelor's/Grad/Prof Degree

INCOME



\$86,461

Median Household Income



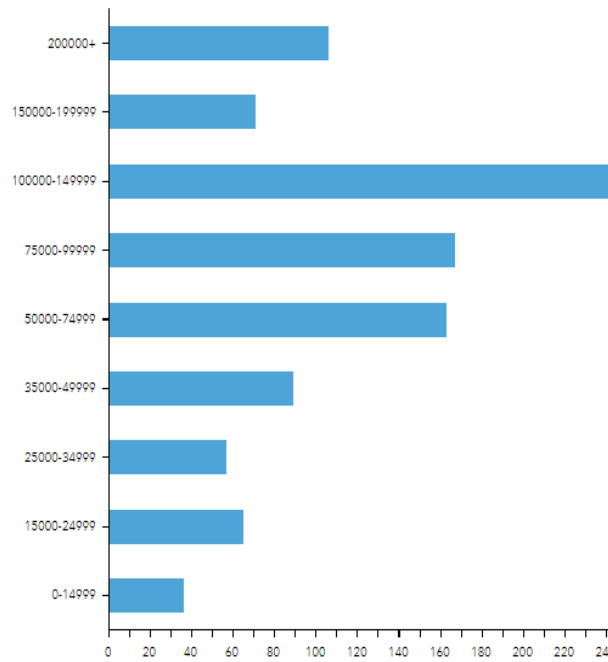
\$48,280

Per Capita Income

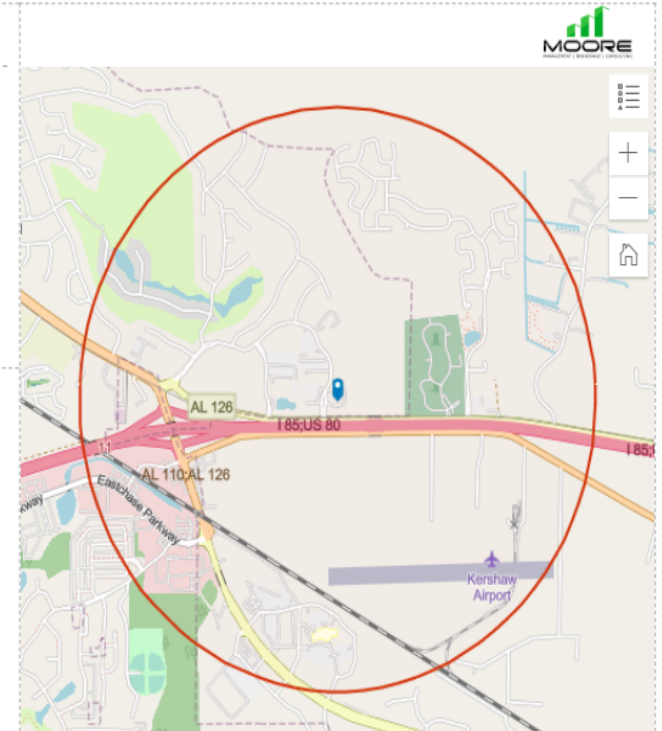


\$417,784

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar



Blue Collar



Services

70%

14%

19%

2.0%

Unemployment Rate

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This aerial map of downtown Montgomery, Alabama, features several key landmarks and business logos. The Alabama River flows along the bottom of the image, with Interstate 65 running parallel to it on the right. A red star is placed near the intersection of I-65 and the river. Overlaid logos include Momma Goldberg's Deli, Go's, Island Delights, Troy University, Montgomery Chamber, 79, Wintek's, Me N' My Mashed Potatoes, Ally Station, The House, and Biscuits. The map also shows the city grid, the Alabama River, and Interstate 65.

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