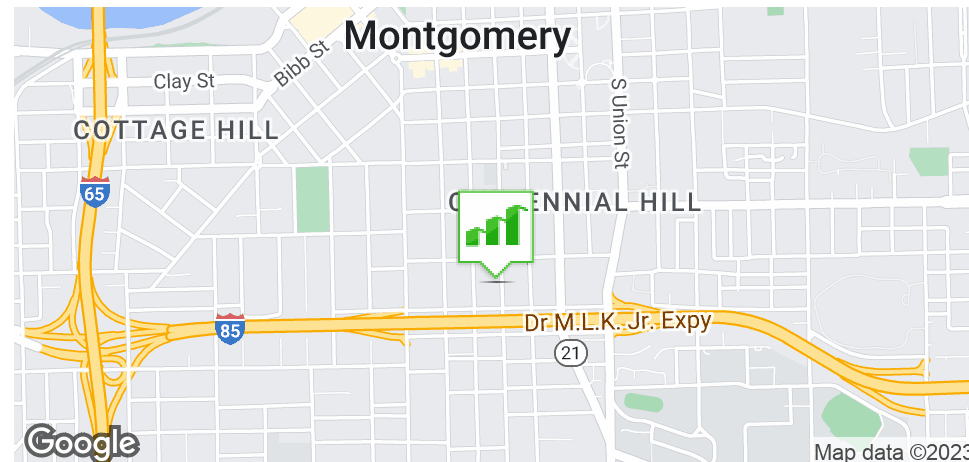


640 S. MCDONOUGH ST.

MONTGOMERY, AL 36104

# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$349,000
Cap Rate:	8.29%
NOI:	\$28,934
Lot Size:	0.37 Acres
Year Built:	1978
Building Size:	7,904
Zoning:	Smart Code
Submarket:	CBD
Price / SF:	\$44.15

## PROPERTY HIGHLIGHTS

- Great Investment Downtown Office Building
- 8.7 Cap rate with Value add
- 71% occupied
- Located in the CBD
- On-Site Parking for Employees & Customers
- 0.5± Miles from I-85
- 1.3± Miles from I-65
- 3.0± Miles from Maxwell Air Force Base: Serving 25,000 Active Duty, Guard, reserves, Contractors & Retirees. The Air Force University is attended by 20,000 Annually

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2834	23474	48682
Total Population	8245	62393	128276
Average HH Income	\$34,245	\$44,757	\$50,891

### GENE CODY, CCIM

334.386.2441  
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### MOORE COMPANY REALTY

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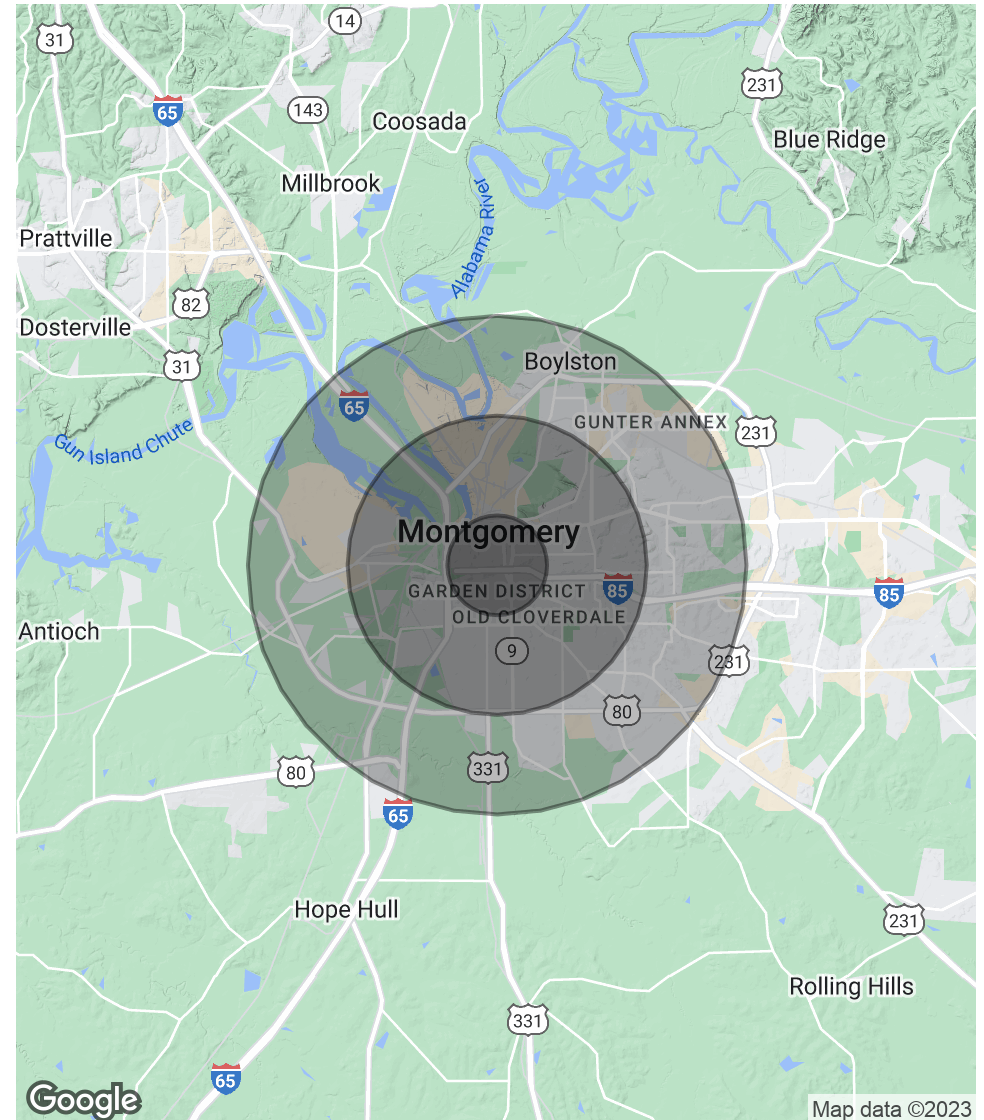
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# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,245	62,393	128,276
Average Age	33.2	34.3	35.2
Average Age (Male)	32.3	32.3	32.6
Average Age (Female)	33.2	36.4	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,834	23,474	48,682
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$34,245	\$44,757	\$50,891
Average House Value	\$34,770	\$147,629	\$155,189

\* Demographic data derived from 2020 ACS - US Census



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Retail Map



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