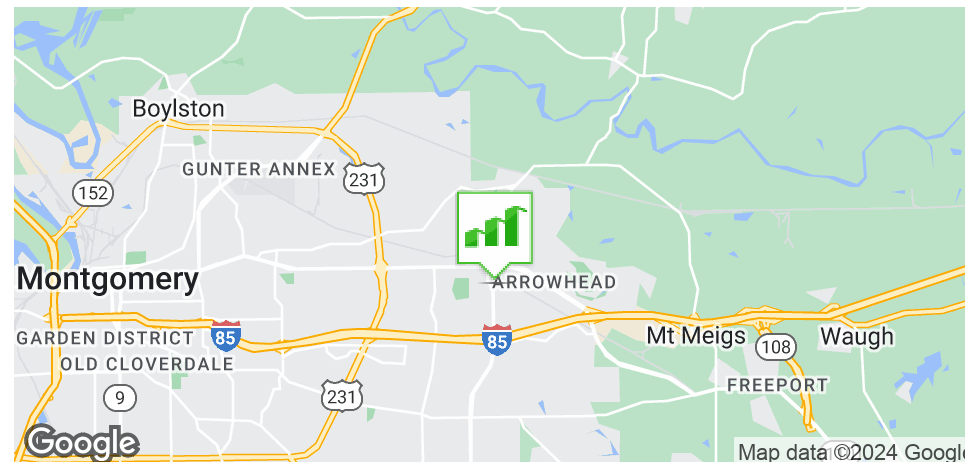


451 ST LUKES DR

451 ST LUKES DR, MONTGOMERY, AL 36117

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,400,000
Cap Rate:	9.11%
NOI:	\$127,482
Lot Size:	0.67 Acres
Year Built:	1998
Building Size:	9,615
Renovated:	2015
Zoning:	O-1
Market:	Montgomery
Submarket:	East Montgomery
Price / SF:	\$145.61

PROPERTY HIGHLIGHTS

- Sale-Leaseback Opportunity!
- Beautiful Class A Office Building with a Cap Rate of 8.00
- Perfect location for any professional office
- Ample on-site parking for employees & customers
- Located across from Baptist East Medical Center
- Building consists of 2 floors with an elevator
- Traffic Counts: 31,596±AADT Vaughn Rd., 35,730±AADT Taylor Rd.
- 1.2± Miles from Interstate 85
- 1.9± Miles from EastChase Shopping Center
- 3.2± Miles of Five Shopping Centers in East Montgomery: Sturbridge Shopping Center, Festival Plaza, Cornerstone Shopping Center, and Pepper Tree Shopping Center.
- 4.5± Miles of Multiple Established and Flourishing Neighborhoods. Wynlakes, Taylor Lakes, Hampstead, Sturbridge, Halcyon, Wyndridge, Deer Creek & Eastern Forest



GENE CODY, CCIM

334.386.2441
gcody@mcrmpm.com

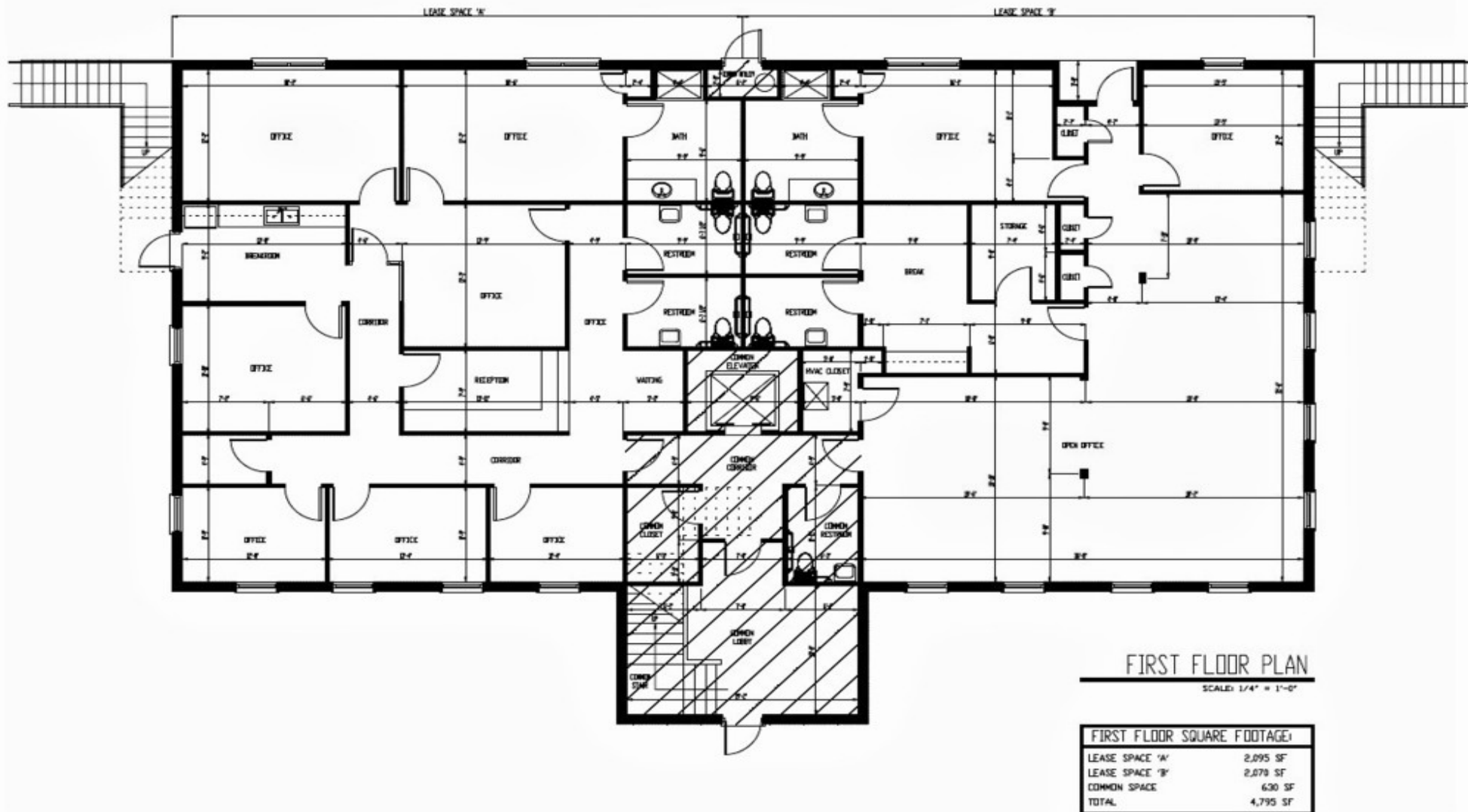
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First Floor Plan



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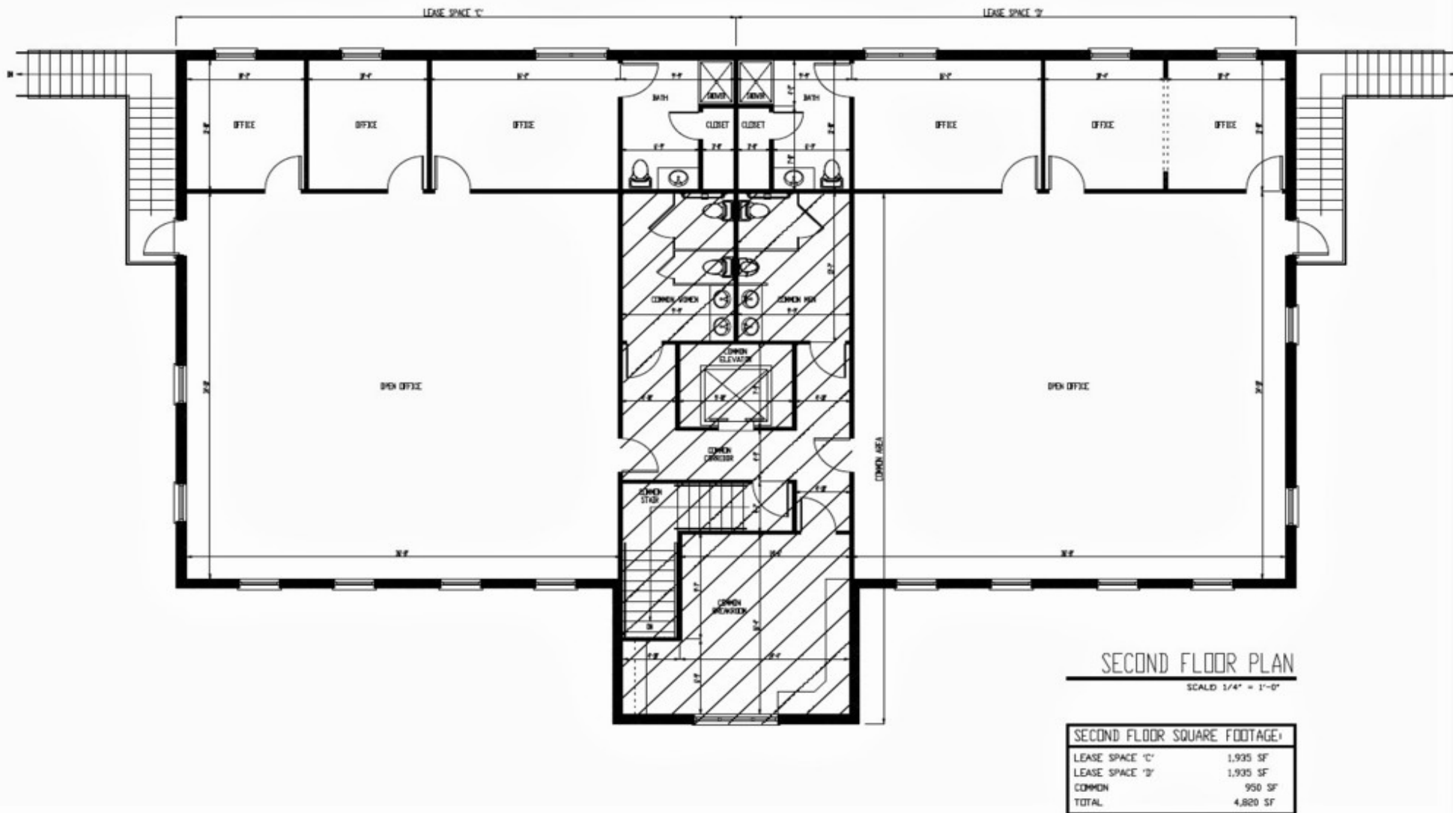
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Second Floor Plan



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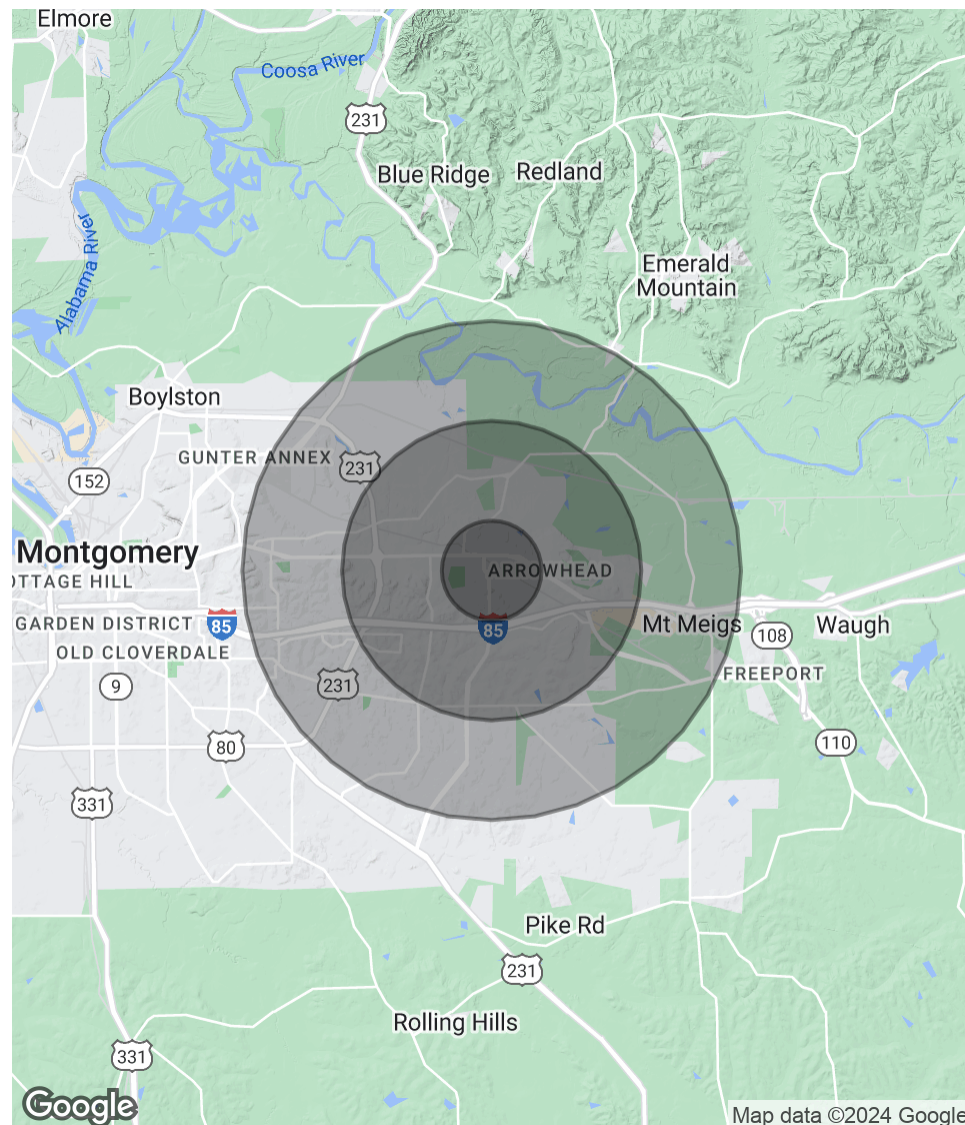
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,323	42,783	93,214
Average Age	36.7	36.9	36.5
Average Age (Male)	31.3	35.6	35.6
Average Age (Female)	43.1	38.6	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,339	18,785	39,175
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$80,442	\$91,885	\$86,313
Average House Value		\$263,583	\$222,859

* Demographic data derived from Esri forecasts for 2021 and 2026



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Retail Map



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