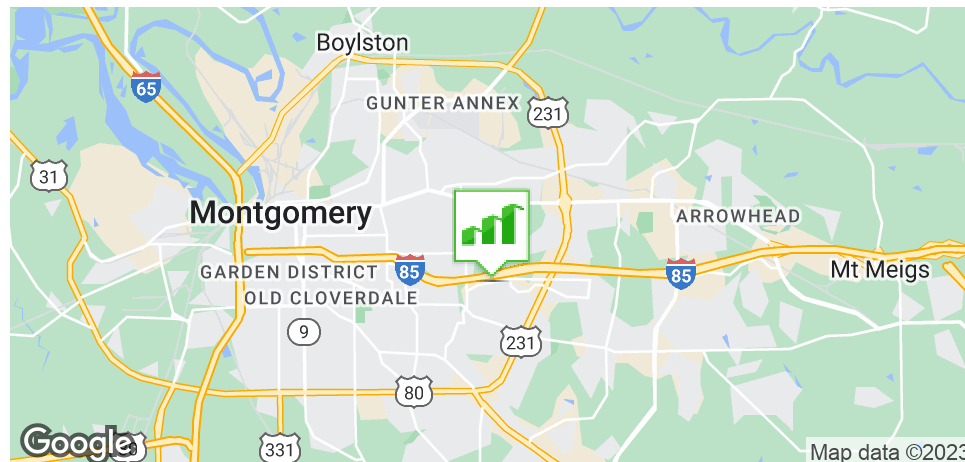


1412, 1414, 1420 I-85 PKWY

MONTGOMERY, AL 36106

# Executive Summary



## OFFERING SUMMARY

Available SF: 2,500 SF

Lease Rate: \$12.00 SF/yr (Net)

Lot Size: 0.46 Acres

Year Built: 1990

Building Size: 3,936

Zoning: B-2: Business District

## PROPERTY HIGHLIGHTS

- Centrally Located Office Buildings with easy access to I-85
- Professional Offices Setting with On-site Parking for Employees & Customers
- Adjacent to the Cancer Center with Multiple Medical Offices in the area
- Convenient Amenities Include: Hotels, Restaurants, Shopping, and Residential Areas
- Daily Traffic Count Carmichael Rd. 19,130± AADT (Annual Average Daily Traffic)
- Average Daytime Employee Population within a 1-mile radius 8,143±
- 0.5± Mile from Eastern Blvd.
- 0.5± Mils From Interstate 85 (Exit 6)
- 1.2± Miles from Alabama Shakespeare Festival
- 5.2± Miles From Downtown Montgomery
- 7.5 Miles from Maxwell Air Force Base: Serving 25,000 Active Duty, Guard, Reserves, Contractors, and Retirees. The Air Force University is attended by 20,000 Annually.

GENE CODY, CCIM

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MOORE COMPANY REALTY

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# 1412, 1414, 1420 I-85 PKWY

## MONTGOMERY, AL 36106

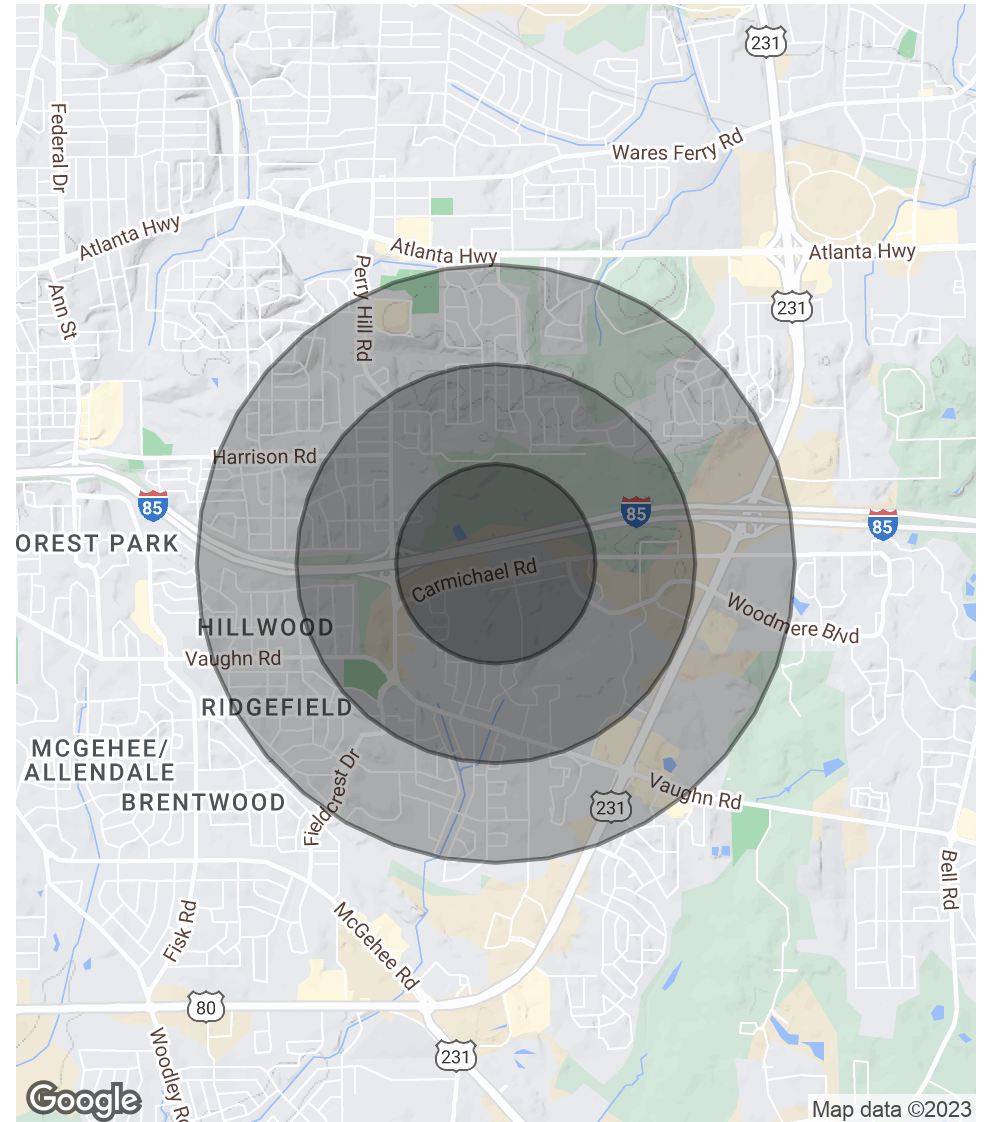
# Demographics Map & Report

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,483	6,054	13,372
Average Age	33.4	37.4	38.3
Average Age (Male)	34.2	37.1	36.7
Average Age (Female)	34.3	38.9	38.8

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	712	2,985	6,679
# of Persons per HH	2.1	2.0	2.0
Average HH Income	\$56,960	\$63,922	\$63,149
Average House Value	\$343,468	\$252,577	\$223,845

\* Demographic data derived from 2020 ACS - US Census



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Plans



#### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
1420 I-85	Available	2,500 SF	Net	\$12.00 SF/yr
1412 I-85	-	720 - 1,400 SF	Net	\$12.00 SF/yr
1414 I-85	-	740 - 1,400 SF	Net	\$12.00 SF/yr

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Retail Map



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