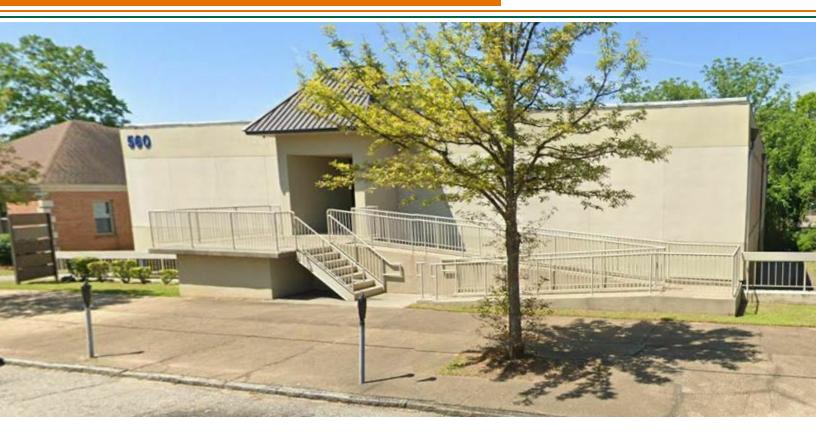
#### 560 S. MCDONOUGH ST. MONTGOMERY, AL 36104





#### **OFFERING SUMMARY**

Sale Price:	\$399,000
Building Size:	6700 +/- SF
Available SF:	6,700 +/- SF
Lot Size:	0.31 Acres
Price / SF:	\$50.42
Year Built:	1976
Zoning:	T4-R

#### **PROPERTY OVERVIEW**

560 S. Mcdonough ST. is a 6,700 +/- SF mixed-use building, zoned TR4 situated on a 0.31 acre lot. This property features 4 separate office suites. This building also features a covered parking area with a total of 24 parking spaces. High Traffic Counts within the area, I-85 (101,414) and (9,112) on East South St. This property is located in a Qualified Opportunity Zone and has 103.' of road frontage on S. McDonough St. For more information or to schedule your tour contact Ed Fleming at 334-652-2121.

#### **PROPERTY HIGHLIGHTS**

- High Traffic Data
- 4 Separate Office Suites
- 103' of Road Frontage
- 24 Covered Parking Spaces
- Qualified Opportunity Zone

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,586	51,044	101,091
Total Population	7,242	106,177	216,740
Average HH Income	\$35,497	\$48,749	\$58,546

#### ED FLEMING

defleming7@gmail.com 334.652.2121

#### THE RIGHT PLACE. THE RIGHT SPACE.

\*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate. Inc. or the Owner.

## **PHOTOS**







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6,700+/- OFFICE WITH 24 COVERED PARKING SPACES | MIXED-USE BUILDING FOR SALE

## 24 COVERED PARKING SPACES













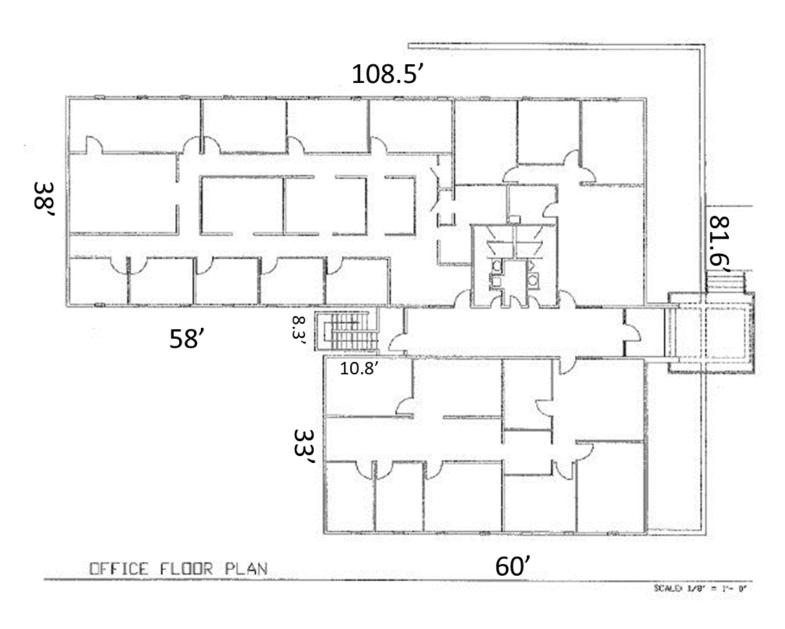


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**FLOORPLANS** 



# 6,700 +/- SF

#### ED FLEMING

defleming7@gmail.com 334.652.2121



Hodges

**Commercial Real Estate** 

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6,700+/- OFFICE WITH 24 COVERED PARKING SPACES | MIXED-USE BUILDING FOR SALE

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# ZONING

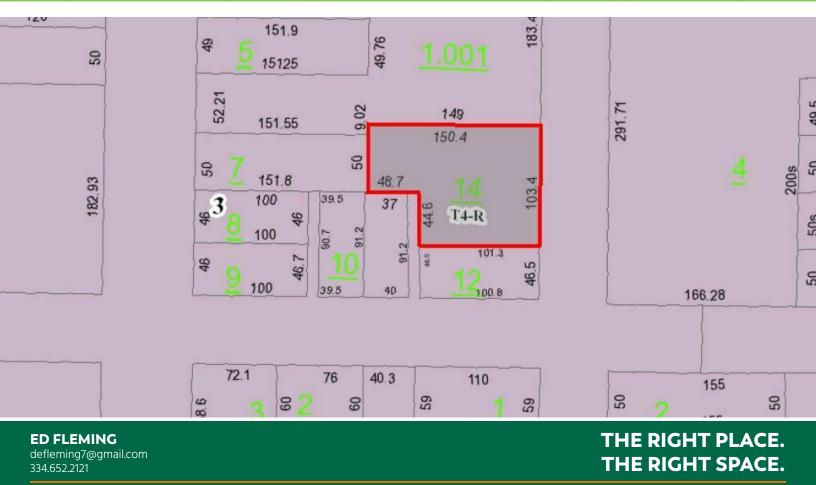


Alabama, 36104	.h
560 S McDonough St, Montgomery,	

The Governor's Office, with the input of the Department of Economic Alabama and Community Affairs, identified and selected 158 Opportunity Zones in the state with each of Alabama's 67 counties having at least one designated zone. Using an objective methodology that involved input from a variety of resources to determine areas where the program could be most effective, the selected zones were chosen from 629 qualifying census tracts. The selected tracts average between 1,200 and 8,000 in population and vary in size from 199 acres to 235,352 acres. Click here to download a copy of the "Opportunity Zones 101" brochure.



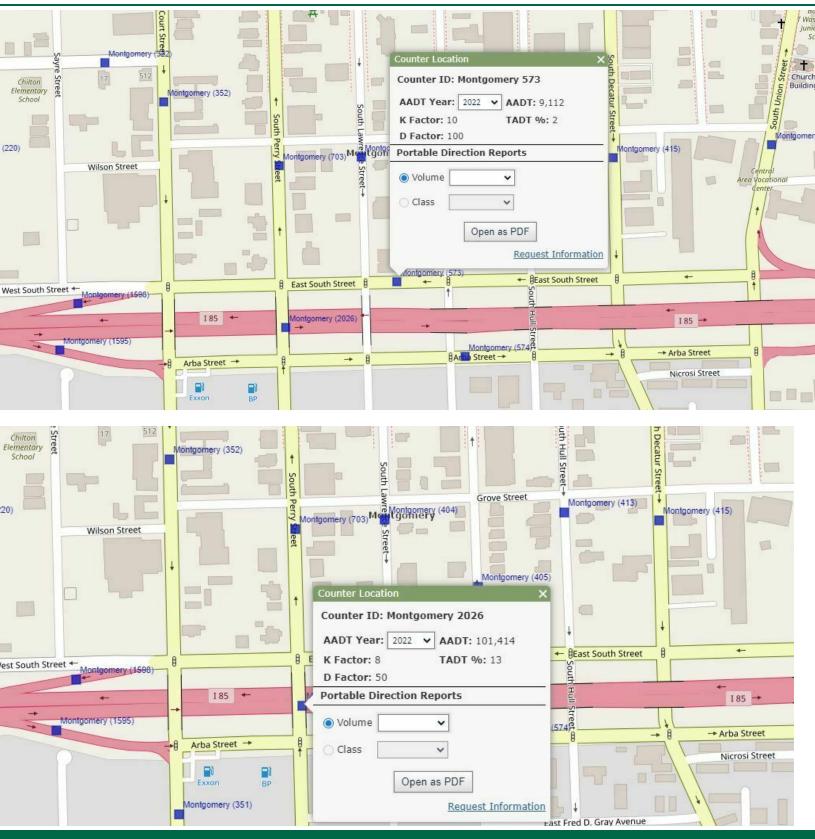
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GROVE ST	209			



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# **TRAFFIC DATA**



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ED FLEMING defleming7@gmail.com 67

all.

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PREFIT

# **AERIAL MAP**

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(a) (c) a

SILLING STREET



2

CL Summer

Grove St

S McDonough St

S McDonou



# 1 888 J 847 888

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## 

Google

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey

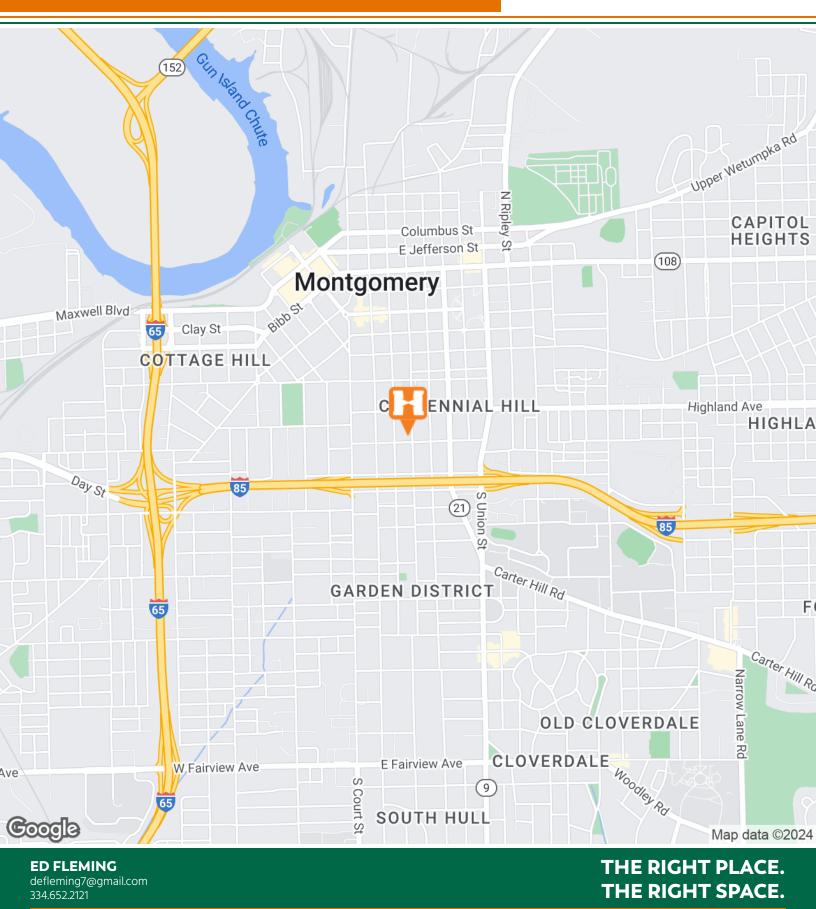
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# LOCATION MAP



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