

# FULTON COURT

7003-7011 FULTON COURT , MONTGOMERY, AL 36109

## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$627,000
Cap Rate:	9.25%
NOI:	\$57,974
Lot Size:	0.46 Acres
Year Built:	1999
Building Size:	6275 SF
Zoning:	O-1
Price / SF:	\$99.92

### PROPERTY HIGHLIGHTS

- Multi-Tenant office building with 100% Occupancy for the last 10 years
- Zoning: O-1 (Office District)
- Located in East Montgomery- surrounded by professional office buildings
- Conveniently located near a variety of restaurants, shopping, healthcare and hotels
- Leases below market
- Concrete parking lot with ample parking for employees and customers
- ±0.7 miles from Taylor Road with traffic counts of ±43,762 AADT
- ±2.0 miles from Eastchase Shopping Center
- ±2.3 miles from I-85
- ±10.8 miles from Downtown Montgomery



### JON MASTERS, CCIM

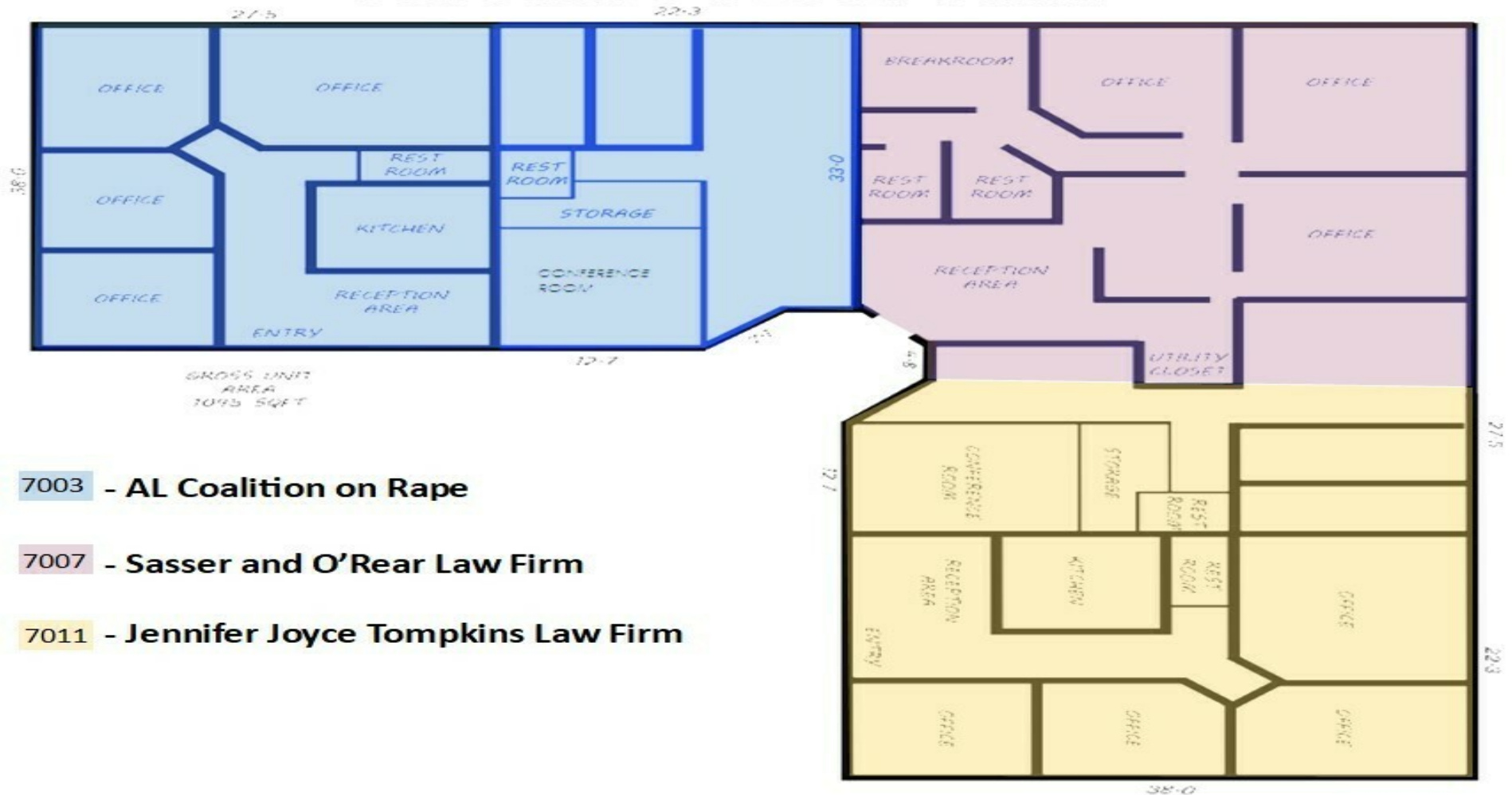
334.387.2724  
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### MOORE COMPANY REALTY

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



### Versatile Floor Plan



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Montgomery, AL

## MONTGOMERY, AL- OVERVIEW

The city of Montgomery is the capital of the state of Alabama and also the county seat of Montgomery County. Montgomery sits in the central part of the state, about 90 miles south of Birmingham and 170 miles northeast of Mobile. With a population of more than 200,000, Montgomery is the second largest city in the state. More than 373,000 people live in the metro area, which encompasses Autauga, Elmore, Lowndes and Montgomery Counties. Two highways, Interstate 65 and Interstate 85, intersect within Montgomery. Montgomery offers excellent transportation infrastructure and proximity to large, rapidly growing consumer and industrial markets. Approximately 1/3 of the U.S. population is within 600 miles of Montgomery.

Montgomery is a region of vast economic diversity, with state and regional governments, a major military installation, wholesale and retail trade, tourism and an industrial base providing a well-balanced economic environment. In 2004, the City landed a \$1.8 billion project when Hyundai Motors built its first assembly and manufacturing plant in the United States. It employs over 3,000 team members and shows the confidence Hyundai has in Montgomery.

Montgomery's Maxwell-Gunter Air Force Base is the educational and technological center of the U.S. Air Force and has more than 17,000 military, civil service and contracted personnel, and a student throughput population of more than 34,000 students a year. Maxwell is home to the prestigious Air University, the International Officers School and almost 30 professional schools. For more than 50 years the International Officers School has attracted military leadership from around the world.

Home to the Equal Justice Initiative- founded in 1989 by Bryan Stevenson, a widely acclaimed public interest lawyer and bestselling author of Just Mercy, EJI is a private, 501(c)(3) nonprofit organization that provides legal representation to people who have been illegally convicted, unfairly sentenced, or abused in state jails and prisons. EJI provides research and recommendations to assist advocates and policymakers in the critically important work of criminal justice reform. We publish reports, discussion guides, and other educational materials, and our staff conduct educational tours and presentations for thousands of students, teachers, faith leaders, professional associations, community groups, and international visitors every year.

Located steps from downtown Montgomery, Alabama, and adjacent to the I-65 and I-85 corridors, Montgomery Whitewater is an outdoor destination unlike any other. The park boasts an Olympic-standard recirculating whitewater channel, utilizing the world's most advanced whitewater technology for paddle sports athletes and competitions.

TechMGM is a collaboration of local industry, educational and government entities working together to connect and leverage Montgomery's unique technology related assets. By maximizing the community's diverse technology talent pipeline and promoting the city as an emerging and innovative technology hub, this initiative is enhancing the workforce and growing the regional economy. If you're looking to open a small shop, develop a startup, expand an existing business, or find a great job, we have the resources you need!



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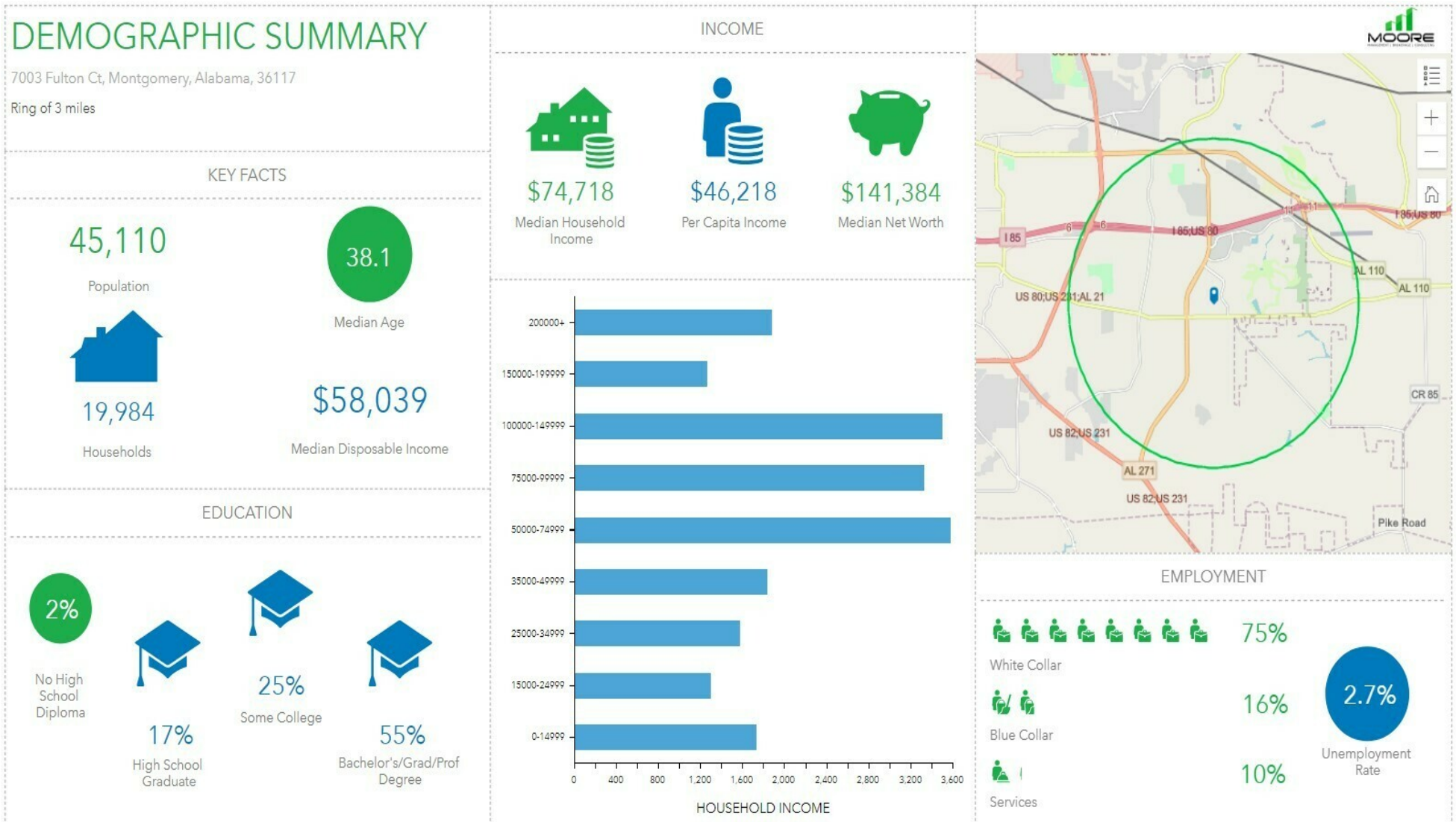




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## Demographics

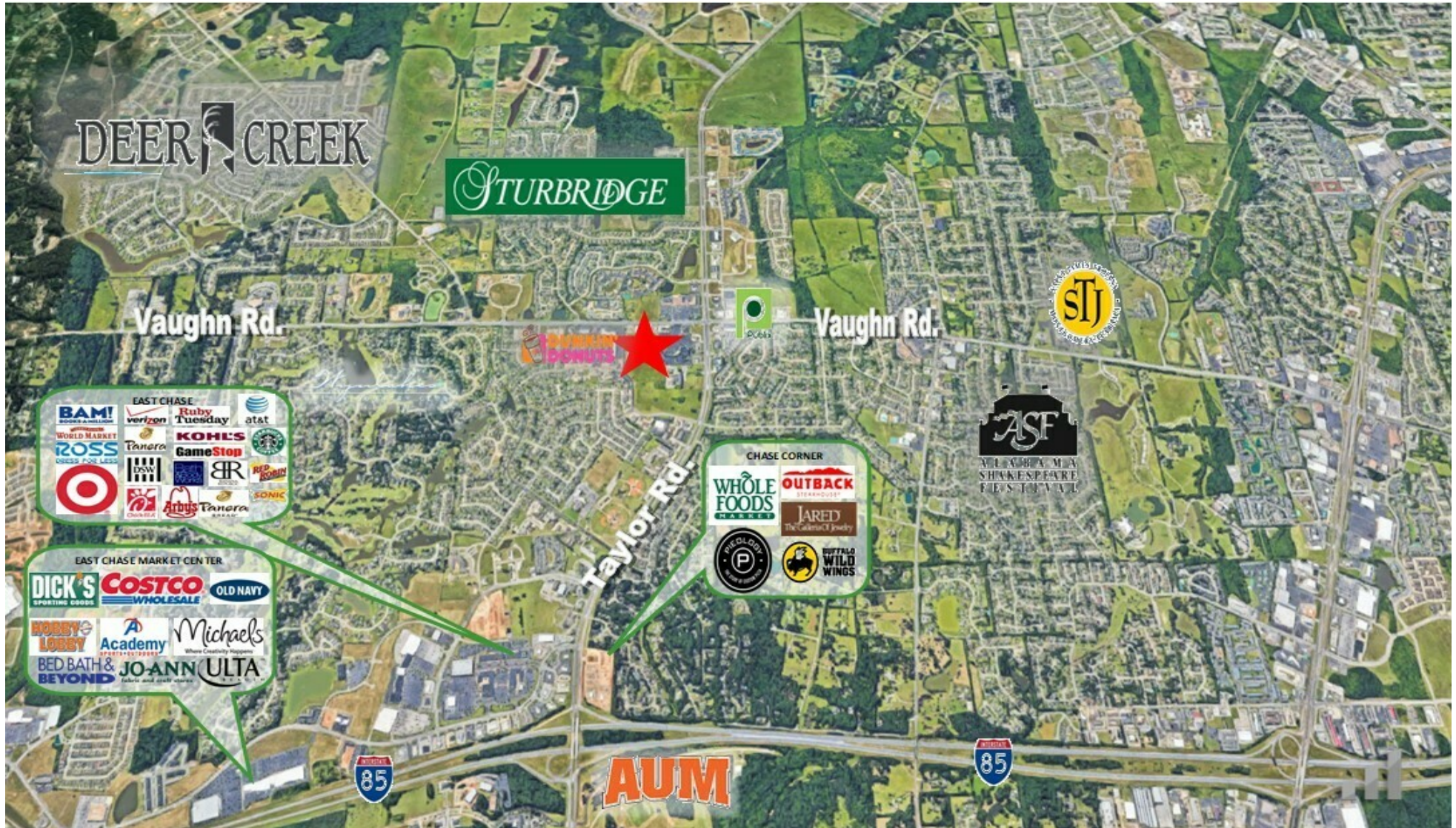




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## Retail Map



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