

627 S DECATUR ST

MONTGOMERY, AL 36104

Executive Summary



OFFERING SUMMARY

Available SF: 7,056 SF

Lease Rate: \$7.00 SF/yr (NNN)

Lot Size: 0.91 Acres

Building Size: 7,056

Zoning: T4-R

PROPERTY HIGHLIGHTS

- ±7,056 SF Warehouse with Office Space
- Roll Up Door and 20ft Ceilings in Warehouse
- Excellent Visibility
- On-Site Parking for Employees and Customers
- Easy Access to I-85
- ±1.1 Miles from I-65
- ±2.3 Miles From Montgomery Whitewater: 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.
- ±3.5 Miles from Maxwell Air Force Base: Serving 25,000 Active Duty, Guard, Reserves, Contractors, and Retirees. The Air Force University is attended by over 20,000 annually



GENE CODY, CCIM

334.386.2441
gcody@mcrmpm.com

MOORE COMPANY REALTY

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

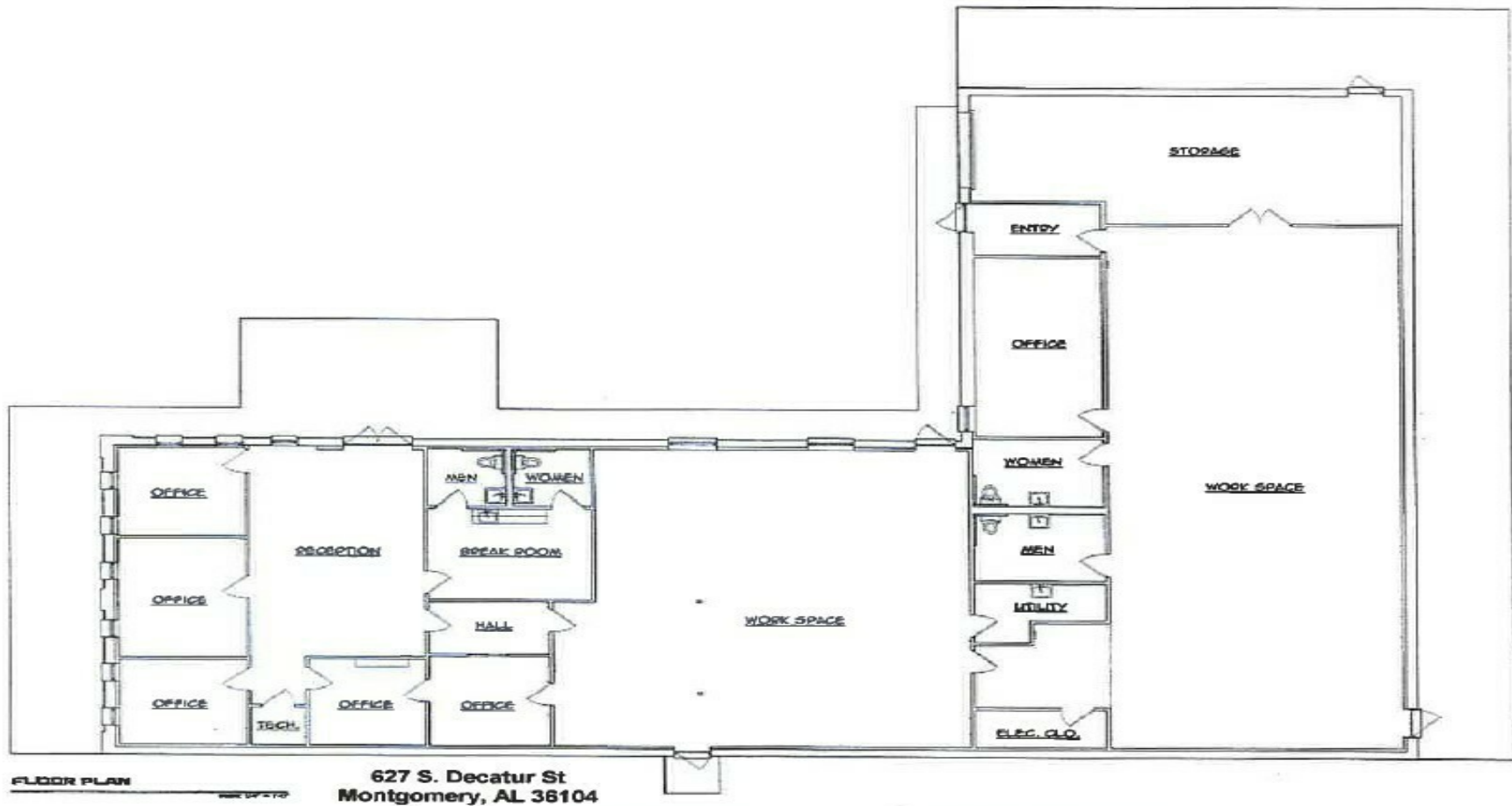


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Floor Plan

BUILDING FLOOR PLAN



FLOOR PLAN IS FOR INFORMATIONAL PURPOSES ONLY, NOT TO SCALE

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Demographics

DEMOGRAPHIC SUMMARY

627 S Decatur St, Montgomery, Alabama, 36104

Ring of 10 miles

KEY FACTS

217,886

Population



90,878

Households

37.1

Median Age

\$41,449

Median Disposable Income

EDUCATION

11%

No High School Diploma



29%

High School Graduate



27%

Some College



34%

Bachelor's/Grad/Prof Degree

INCOME



\$50,871

Median Household Income



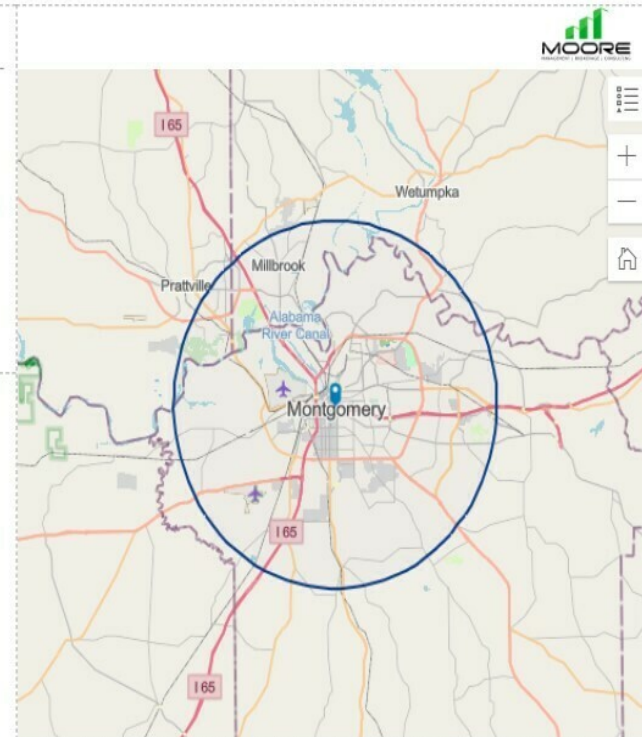
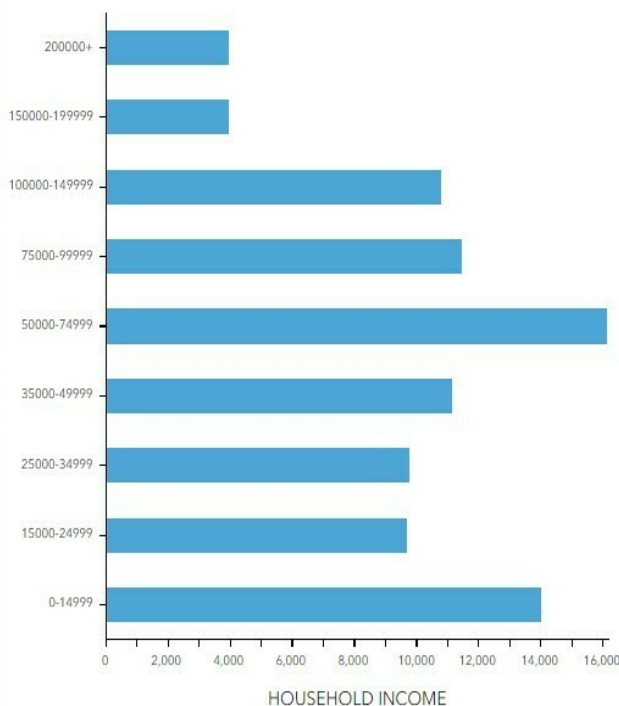
\$31,070

Per Capita Income



\$65,754

Median Net Worth



EMPLOYMENT



White Collar

63%



Blue Collar

23%



Services

17%

5.2%

Unemployment Rate

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Retail Map



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