

# 800 S MCDONOUGH ST

## MONTGOMERY, AL 36104

## Executive Summary



### OFFERING SUMMARY

**Sale Price:** \$499,000

**Lot Size:** 0.399 Acres

**Year Built:** 1974

**Building Size:** 10,332 SF

**Zoning:** M-1

**Price / SF:** \$48.30

### PROPERTY HIGHLIGHTS

- Professional Office Building located in Downtown Montgomery
- Multi-tenant building with 2 stories and a total of 20+ private offices
- On-site parking for employees and customers
- Minutes away from the Alabama State Capital, Montgomery Biscuits Stadium, The EJI and The Montgomery Performing Arts Center/Renaissance Hotel
- ±0.4 miles from I-85
- ±1.1 miles from I-65
- ±2.2 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.
- ±2.6 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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gcody@mcrmpm.com

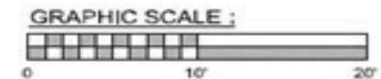
**MOORE COMPANY REALTY**

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



Project Location;  
800 South McDonough  
Montgomery, Alabama

Gross Building Area (downstairs):	5,162 S.F.
Gross Building FTG (downstairs):	5,044 S.F.
Tenant A:	1,184 S.F.
Tenant B:	1,224 S.F.
Tenant C:	762 S.F.
Common Core:	1,074 S.F.
TOTAL BUILDING FOOTAGE:	10,188 S.F.



### SECOND FLOOR

Project Location:  
800 South McDonough  
Montgomery, Alabama

Gross Building Area (downstairs):	5,144 S.F.
Tenant D:	2,636 S.F.
Gross Building FTG (upstairs):	5,145 S.F.
Upstairs Tenant D :	2,658 S.F.
Upstairs Tenant E :	1,524 S.F.
Common Core :	962 S.F.
TOTAL BUILDING FOOTAGE:	10,188 S.F.

### DEMOGRAPHIC SUMMARY

800 S McDonough St, Montgomery, Alabama, 36104

Ring of 5 miles

#### KEY FACTS

110,433

Population



45,317

Households

37.5

Median Age

\$35,143

Median Disposable Income

#### EDUCATION

14%

No High School Diploma



31%

High School Graduate



26%

Some College



28%

Bachelor's/Grad/Prof Degree

#### INCOME



\$40,537

Median Household Income



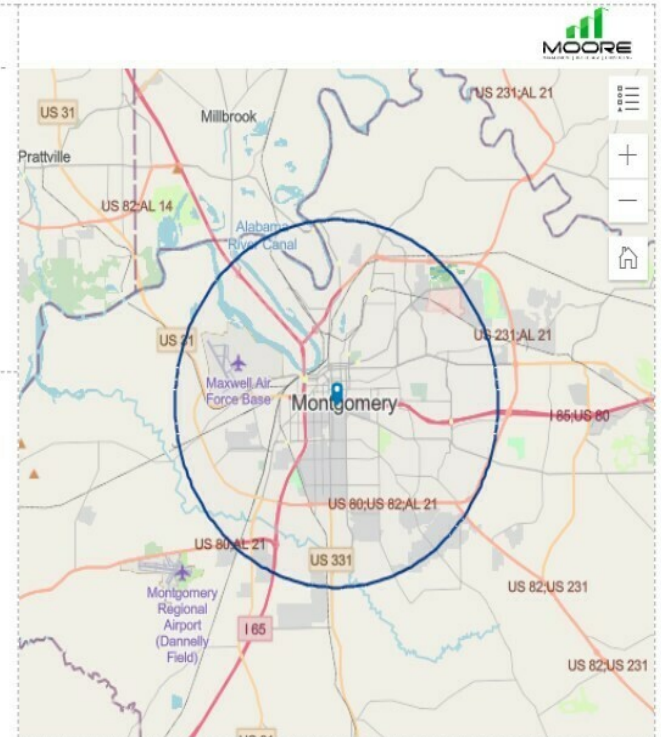
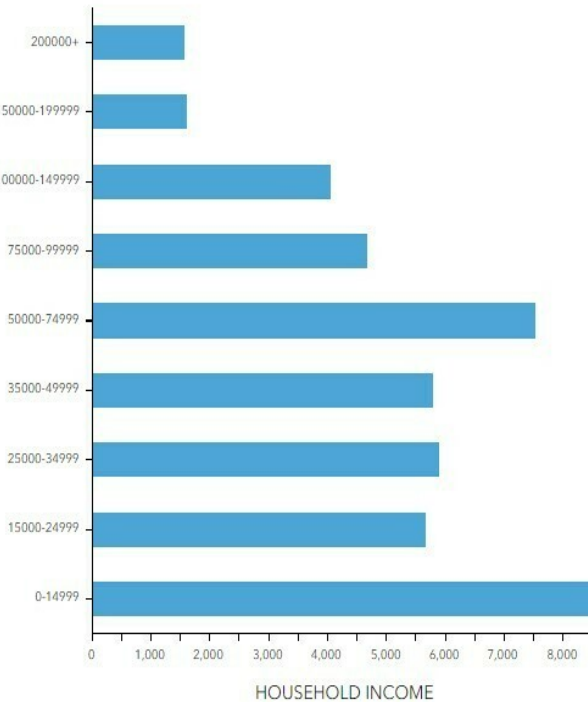
\$26,817

Per Capita Income



\$42,780

Median Net Worth



#### EMPLOYMENT



58%

White Collar



25%

Blue Collar



21%

Services

6.5%

Unemployment Rate

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MONTGOMERY, AL 36104

## Retail Map



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