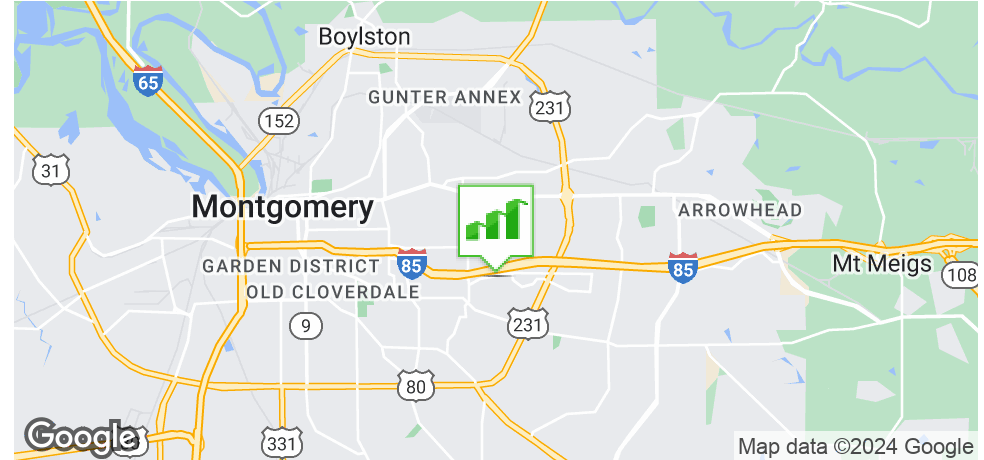


1401 & 1425 I-85 PARKWAY

1401 & 1425 I-85 PARKWAY, MONTGOMERY, AL 36106

Executive Summary



OFFERING SUMMARY

Sale Price:	\$629,000
Proforma Cap Rate:	10.62%
NOI:	\$66,802
Lot Size:	1.26 Acres
Year Built:	1975
Building Size:	12,567
Zoning:	B-2: Business District
Price / SF:	\$50.05

PROPERTY HIGHLIGHTS

- CAP rate is Proforma
- 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
- Average Daytime Employee Population within a 1-mile radius of 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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PERRY PATIÑO

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MOORE COMPANY REALTY

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Additional Photos



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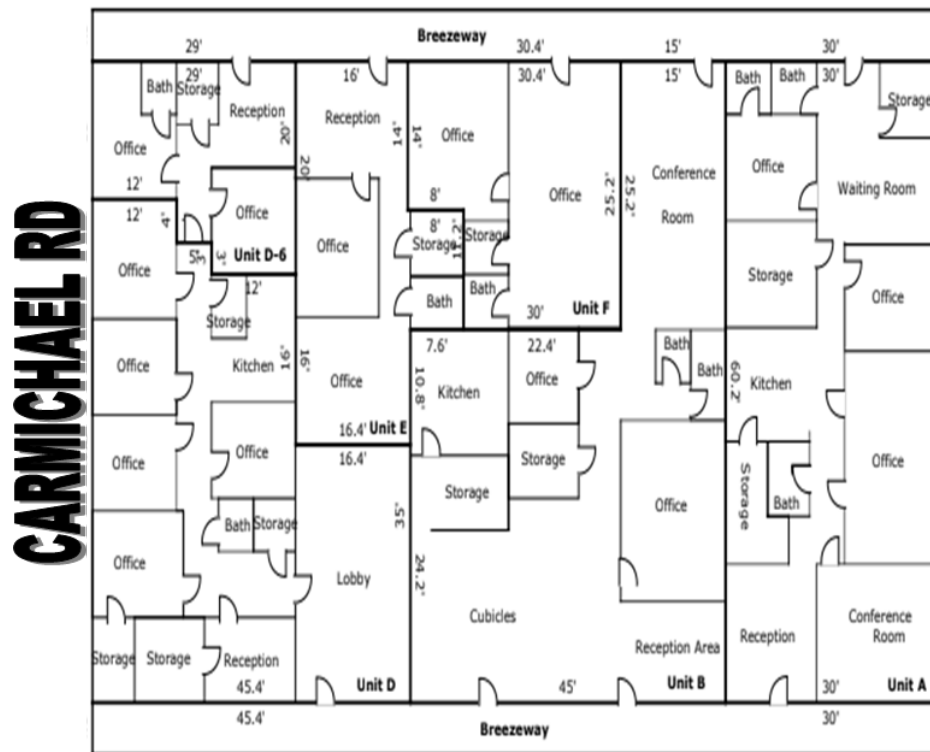


1401 & 1425 I-85 PARKWAY

Site Plans

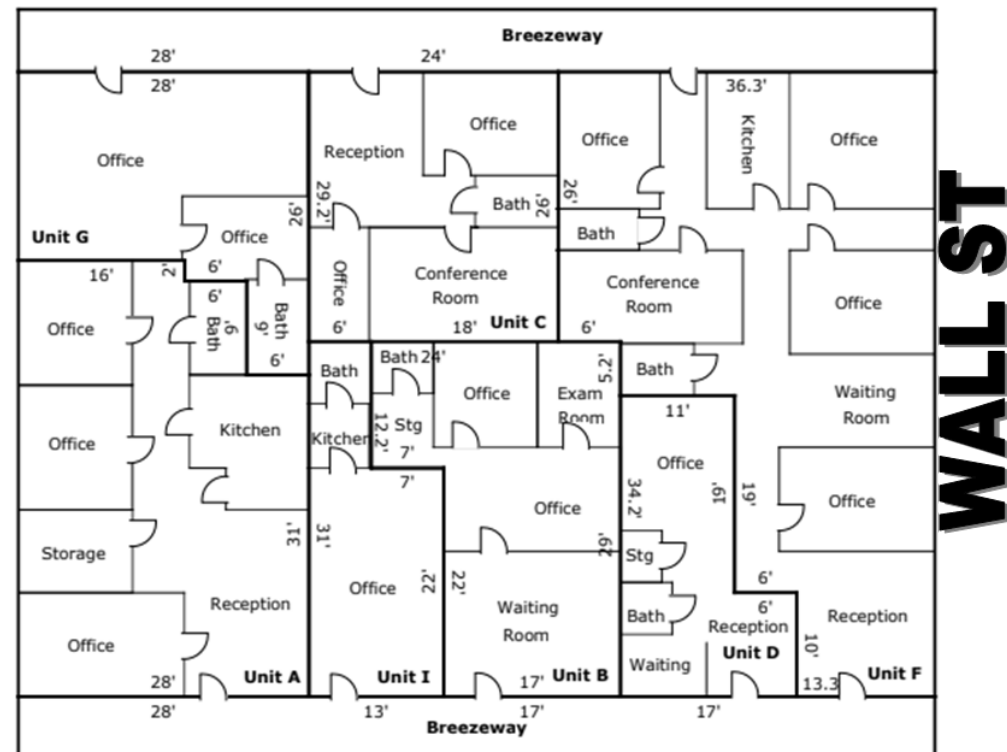
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1401 I-85 PKWY



1401 I-85 PKWY

1425 I-85 PKWY



1425 I-85 PKWY

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1401 & 1425 I-85 PARKWAY

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Demographics

DEMOGRAPHIC SUMMARY

1401 I85 Pkwy, Montgomery, Alabama, 36106

Ring of 3 miles

KEY FACTS

74,157

Population



32,751

Households

37.2

Median Age

\$40,051

Median Disposable Income

EDUCATION

8%

No High School Diploma



29%

High School Graduate



27%

Some College



36%

Bachelor's/Grad/Prof Degree

INCOME



\$48,647

Median Household Income



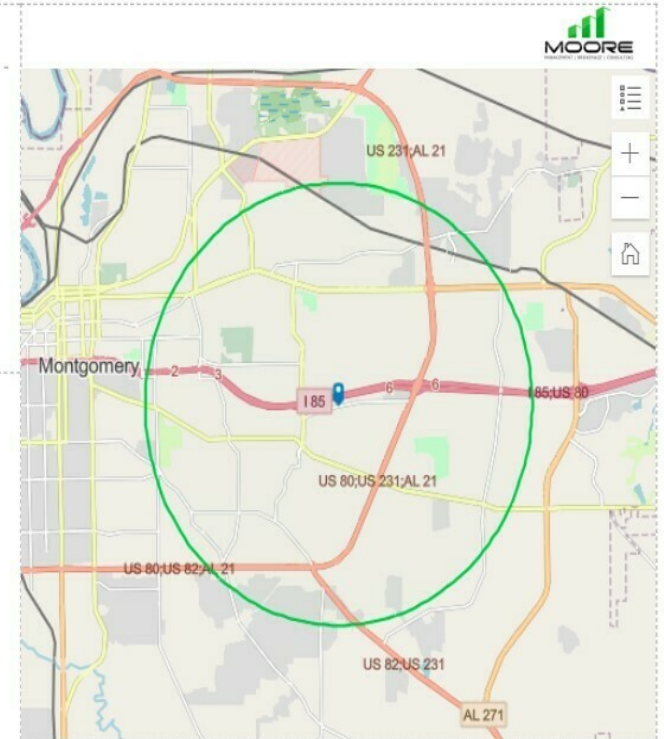
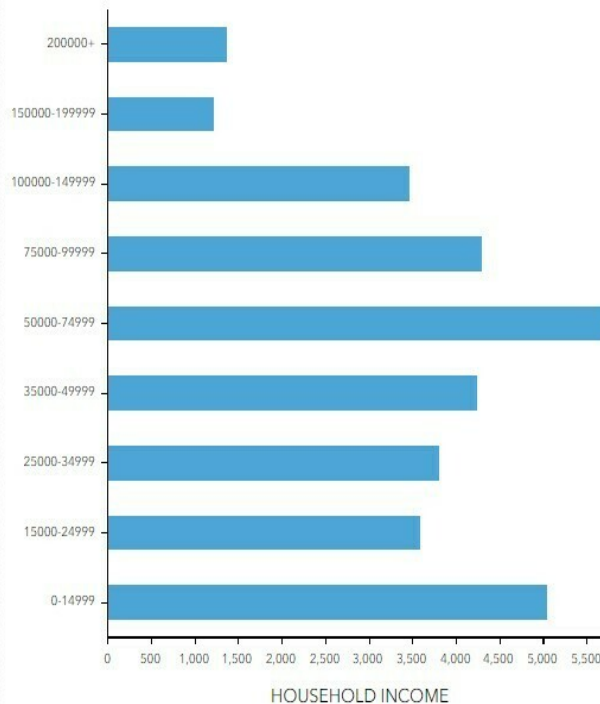
\$31,562

Per Capita Income



\$54,701

Median Net Worth



EMPLOYMENT



White Collar



Blue Collar



Services

64%

23%

17%

5.0%

Unemployment Rate

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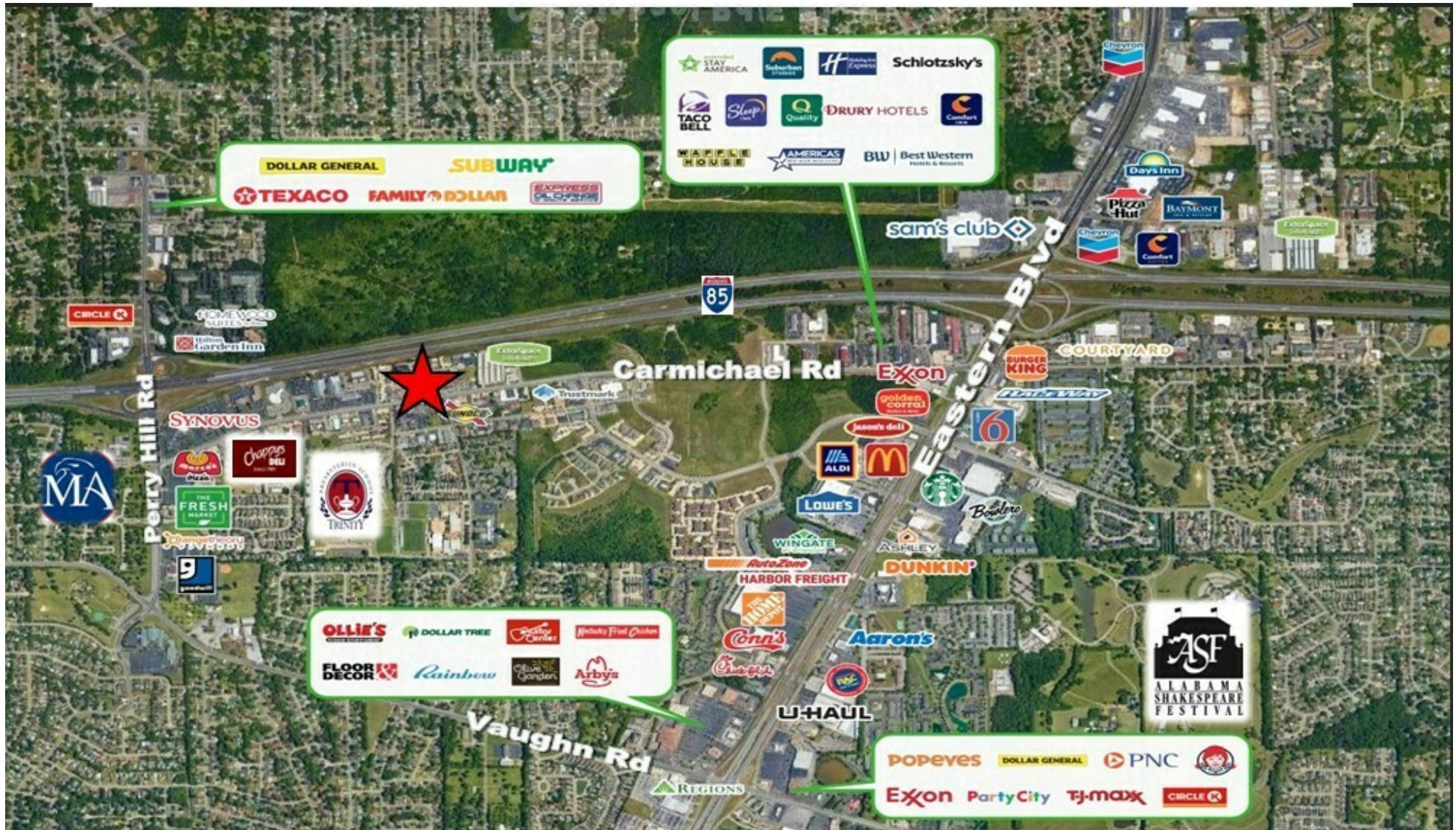
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Retail Map



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