

**SMALL CORNER LOT OFFICE | LAND FOR LEASE**  
**306 N. DECATUR ST. MONTGOMERY,**  
**AL 36104**



### OFFERING SUMMARY

Lease Rate:	Call for Pricing
Available SF:	1,064 SF
Lot Size:	0.2 Acres
Number of Units:	2
Year Built:	1955
Zoning:	T4-O

### PROPERTY OVERVIEW

306 N. Decatur Street is a 0.2 acre fenced corner lot with a small 1,064 +/- SF office/storage area featuring a covered area above two roll up garage doors and 200.7' of road frontage. Call Mickey Phillips at 334-312-1100 today for more information or to schedule your showing.

### PROPERTY HIGHLIGHTS

- Corner lot with improvements
- 200' of road frontage
- Excellent visibility
- Excellent location

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,072	24,259	48,933
Total Population	4,016	47,284	102,063
Average HH Income	\$32,766	\$43,369	\$49,391

**PAUL HODGES**  
paul.hodges@hodgeswarehouse.com  
334.315.1382

**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.



306 N. DECATUR STREET | LAND FOR LEASE

# PHOTOS



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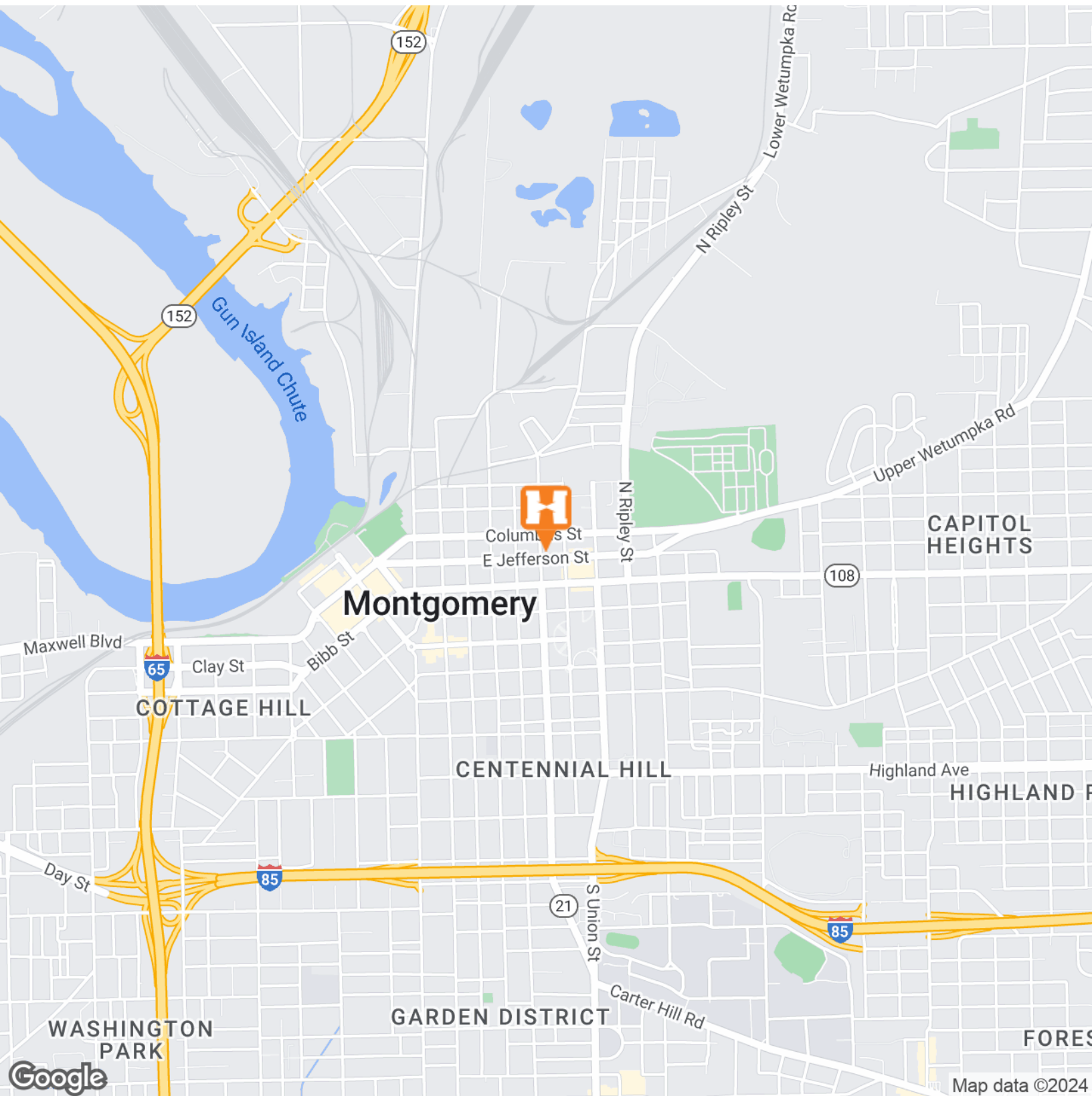
306 N. DECATUR STREET | LAND FOR LEASE

# LOCATION MAP



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# AERIAL MAP



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Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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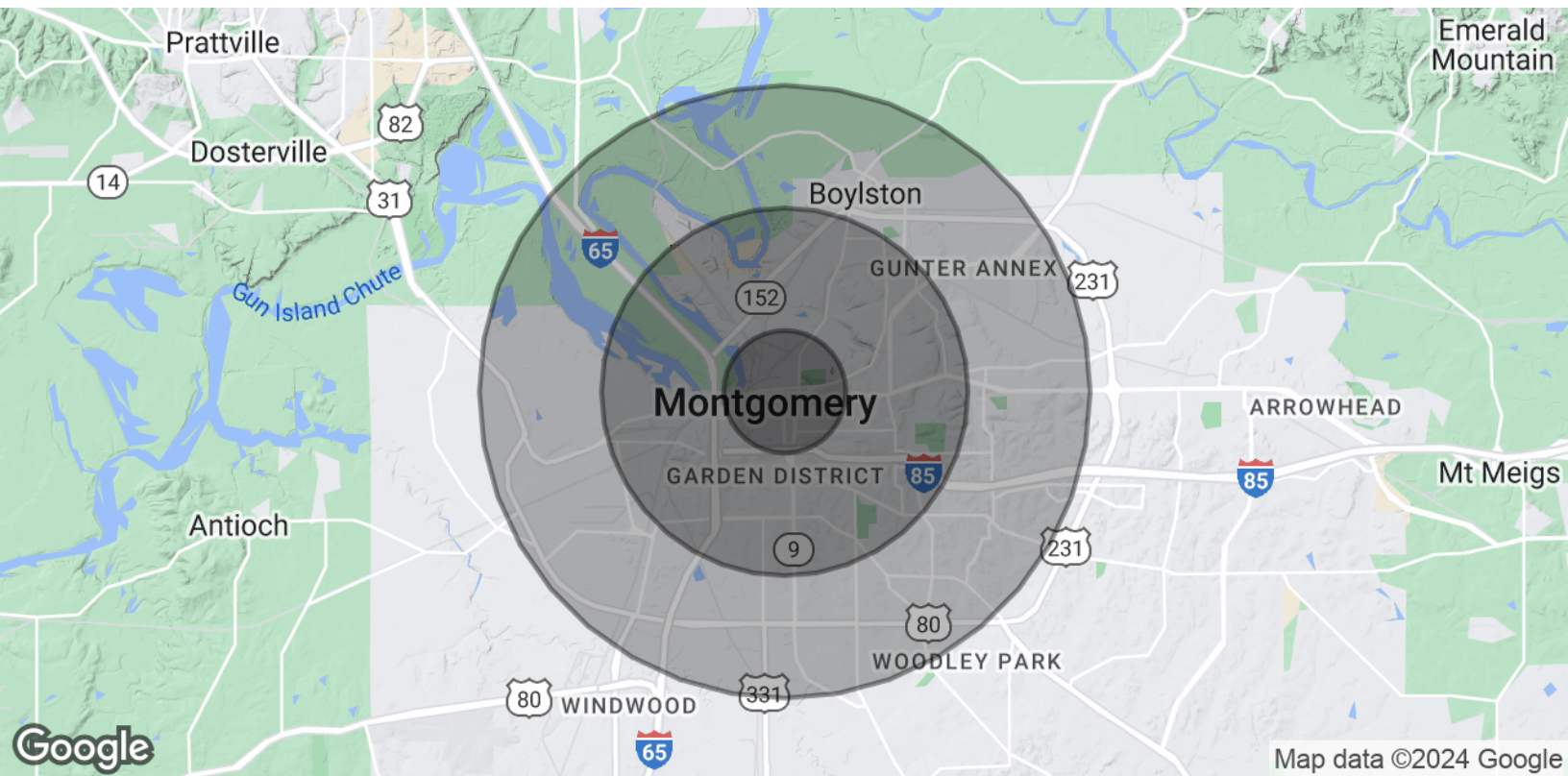
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DEMOGRAPHICS MAP & REPORT



**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	4,016	47,284	102,063
Average Age	33.8	36.3	37.7
Average Age (Male)	29.5	33.1	34.2
Average Age (Female)	42.1	38.9	40.4

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	2,072	24,259	48,933
# of Persons per HH	1.9	1.9	2.1
Average HH Income	\$32,766	\$43,369	\$49,391
Average House Value	\$90,600	\$107,058	\$110,308

2020 American Community Survey (ACS)

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