

3,744+/- SF DOWNTOWN MONTGOMERY | INDUSTRIAL PROPERTY FOR LEASE

37 RAILROAD ST. MONTGOMERY, AL
36104



OFFERING SUMMARY

| | |
|----------------|------------------------------|
| Lease Rate: | \$1,500.00 per month (Gross) |
| Building Size: | 3,744 SF |
| Available SF: | 3,744 SF |

PROPERTY OVERVIEW

37 Railroad St. is approximately 3,744 +/- SF and consists of a small reception area, a small office, a restroom with a shower. This property also features TWO 11' x 11 roll up doors, ONE at the front of the building and ONE at the rear. Fenced yard at the rear of the property. Available now for only \$1,500 per month. Located in Downtown Montgomery. For more information or to schedule your showing contact Paul Hodges at 334-315-1382.

PROPERTY HIGHLIGHTS

- TWO 11' x 11' Roll up doors
- Reception area
- One office
- Restroom with shower
- Fenced yard
- \$1,500 per month
- Available now

DEMOGRAPHICS

| | 3 MILES | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 21,017 | 45,578 | 104,769 |
| Total Population | 40,997 | 95,210 | 224,607 |
| Average HH Income | \$40,370 | \$49,035 | \$58,783 |

PAUL HODGES
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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.

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ADDITIONAL PHOTOS



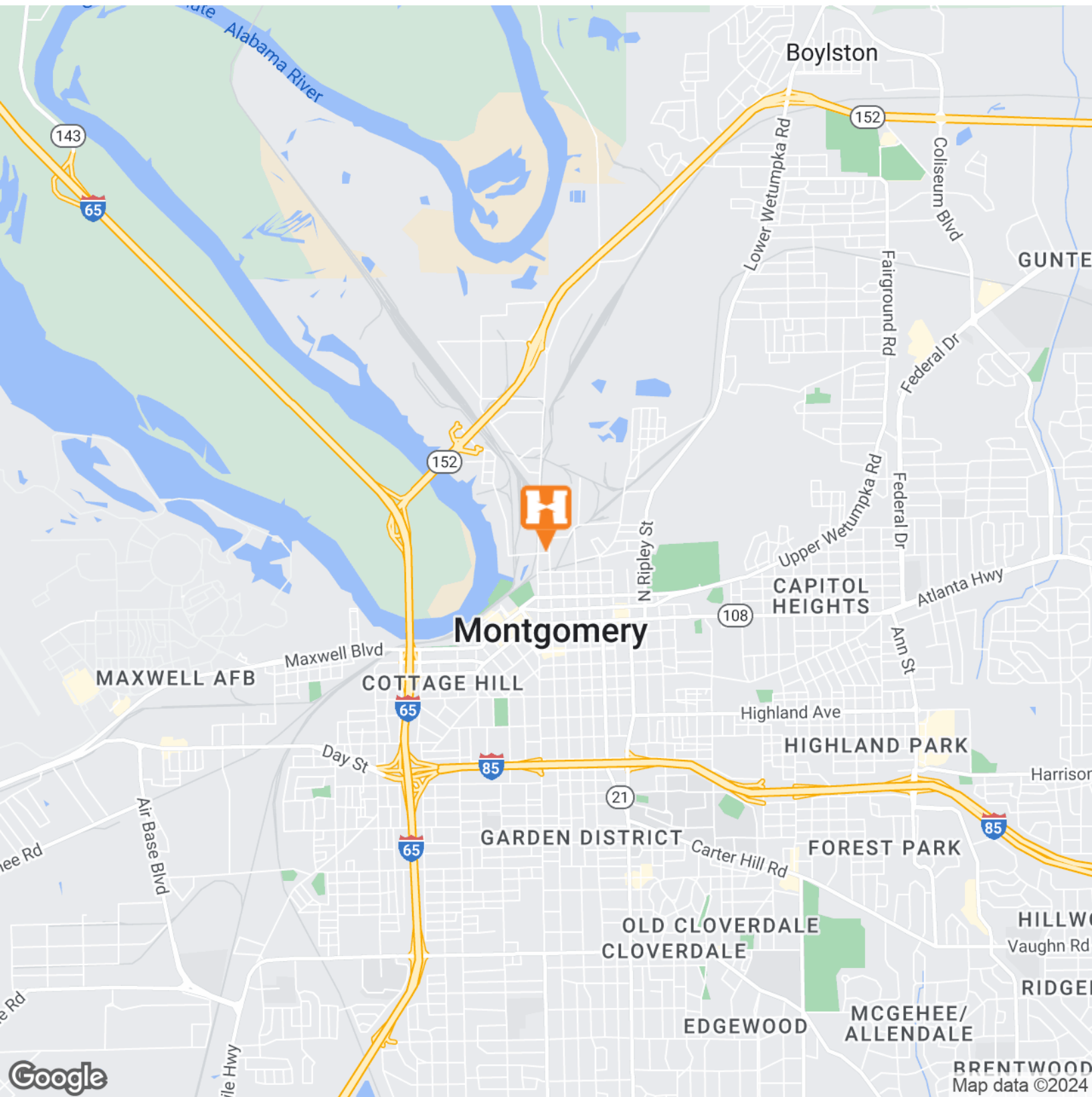
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LOCATION MAP



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AERIAL MAP



Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey

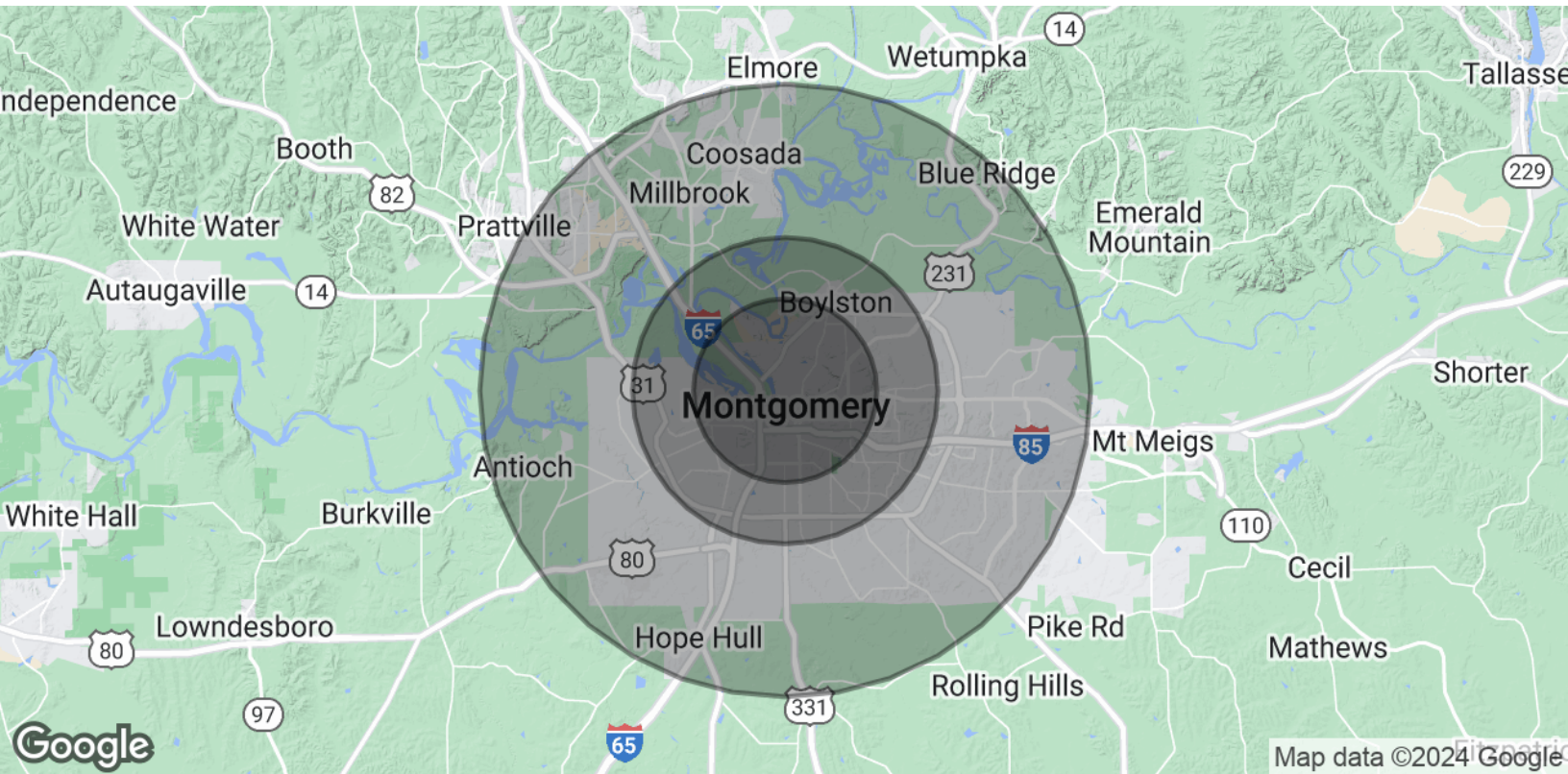
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DEMOGRAPHICS MAP & REPORT



POPULATION

| | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population | 40,997 | 95,210 | 224,607 |
| Average Age | 36.2 | 37.6 | 37.4 |
| Average Age (Male) | 33.3 | 34.2 | 34.5 |
| Average Age (Female) | 38.4 | 40.3 | 39.4 |

HOUSEHOLDS & INCOME

| | 3 MILES | 5 MILES | 10 MILES |
|---------------------|----------|-----------|-----------|
| Total Households | 21,017 | 45,578 | 104,769 |
| # of Persons per HH | 2.0 | 2.1 | 2.1 |
| Average HH Income | \$40,370 | \$49,035 | \$58,783 |
| Average House Value | \$99,939 | \$109,305 | \$128,723 |

* Demographic data derived from 2020 ACS - US Census

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