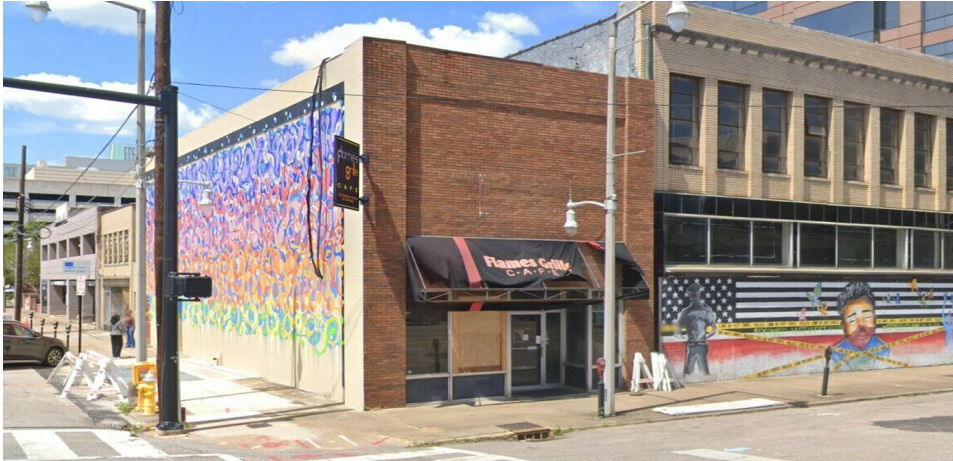


142 MONTGOMERY STREET

MONTGOMERY, AL 36104

Executive Summary



OFFERING SUMMARY

Available SF: ±2,300 SF

Lease Rate: Contact Agent

Lot Size: 0.41 Acres

Building Size: ±3,600

Zoning: T5

PROPERTY HIGHLIGHTS

- Former location of Flames Grill
- Full Commercial Kitchen
- Prime location in the heart of downtown Montgomery- Walking distance to the Convention Center & MPAC, EJI, Prime Historical Tourist Destinations, Riverfront Park, hotels, restaurants, retail, offices, and entertainment.
- 35,826± Employees in Downtown Montgomery
- 4,000± Students enrolled at Troy University Montgomery within 4 Blocks
- 1.5± Miles from I-85/I-65 Interchange
- 2.0± 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.

DEMOGRAPHICS

| | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 2221 | 47427 | 102875 |
| Total Population | 3932 | 98850 | 220376 |
| Average HH Income | \$30,675 | \$48,745 | \$58,321 |

JON MASTERS, CCIM

334.387.2724
Jmasters@mcrmpm.com

MOORE COMPANY REALTY

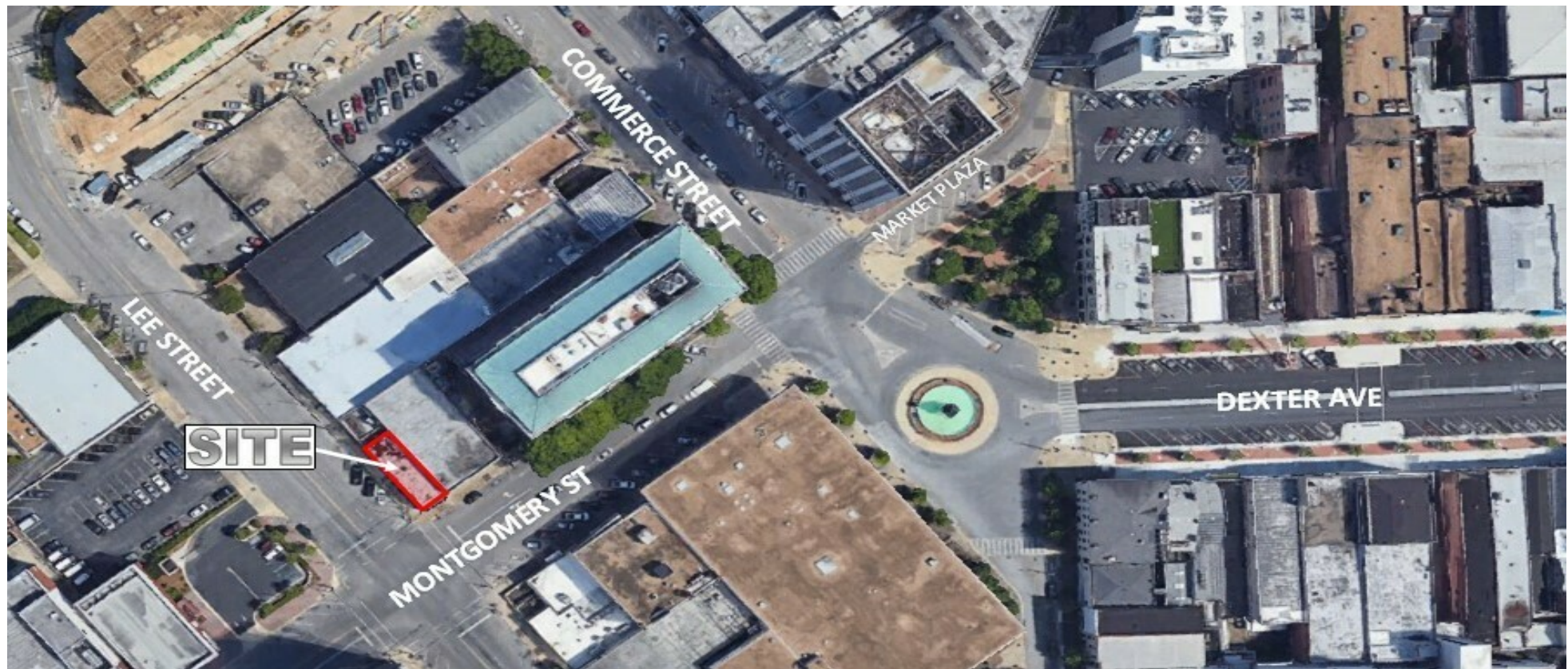
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142 MONTGOMERY STREET

MONTGOMERY, AL 36104

Lease Spaces



AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------------------|-----------|-----------|------------|---------------|---|
| 142 Montgomery Street | Available | 2,300 SF | NNN | Contact Agent | Former Flames Restaurant in Downtown Montgomery |

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142 MONTGOMERY STREET

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Retail Map



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