

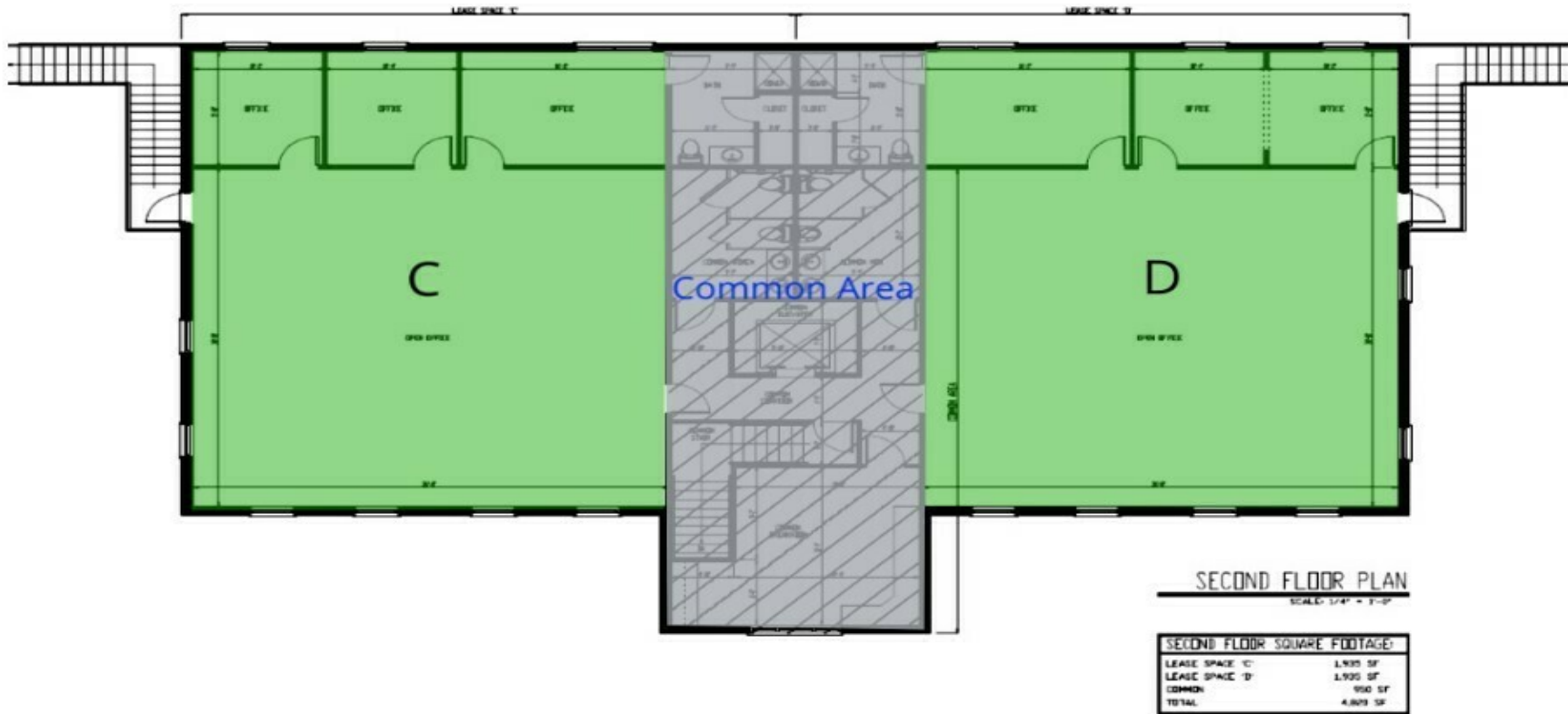


OFFERING SUMMARY

Available SF:	2,000 - 5,000 SF
Lease Rate:	\$14.00 SF/yr (NN)
Lot Size:	0.67 Acres
Building Size:	9,615
Zoning:	O-1
Market:	Montgomery
Submarket:	East Montgomery

PROPERTY HIGHLIGHTS

- Beautiful Class A office building
- Perfect location for any professional office
- Landlord is willing to include all cubicles as part of the lease price
- Building consists of 2 floors with an elevator
- Ample on-site parking for employees & customers
- Located across from Baptist Medical Center East
- Traffic Counts: 31,596±AADT Vaughn Rd., 35,730±AADT Taylor Rd.
- 1.2± Miles from Interstate 85
- 1.9± Miles from East Chase Shopping Center
- 3.2± Miles of Five Shopping Centers in East Montgomery: Sturbridge Shopping Center, Festival Plaza, Cornerstone Shopping Center, and Pepper Tree Shopping Center.
- 4.5± Miles of Multiple Established and Flourishing Neighborhoods. Wynlakes, Taylor Lakes, Hampstead, Sturbridge, Halcyon, Wyndridge, Deer Creek & Eastern Forest



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
C	Available	2,000 - 5,000 SF	Modified Net	\$14.00 SF/yr
D	Available	2,000 - 5,000 SF	Modified Net	\$14.00 SF/yr

GENE CODY, CCIM

334.386.2441
gcody@mcrmpm.com

MOORE COMPANY REALTY

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



451 ST LUKES DR

MONTGOMERY, AL 36117

Demographics

DEMOGRAPHIC SUMMARY

451 St Lukes Dr, Montgomery, Alabama, 36117

Ring of 3 miles

KEY FACTS

42,494

Population



18,753

Households

38.8

Median Age

\$53,901

Median Disposable Income

EDUCATION

5%

No High School Diploma



21%

High School Graduate



29%

Some College



45%

Bachelor's/Grad/Prof Degree

INCOME



\$67,020

Median Household Income



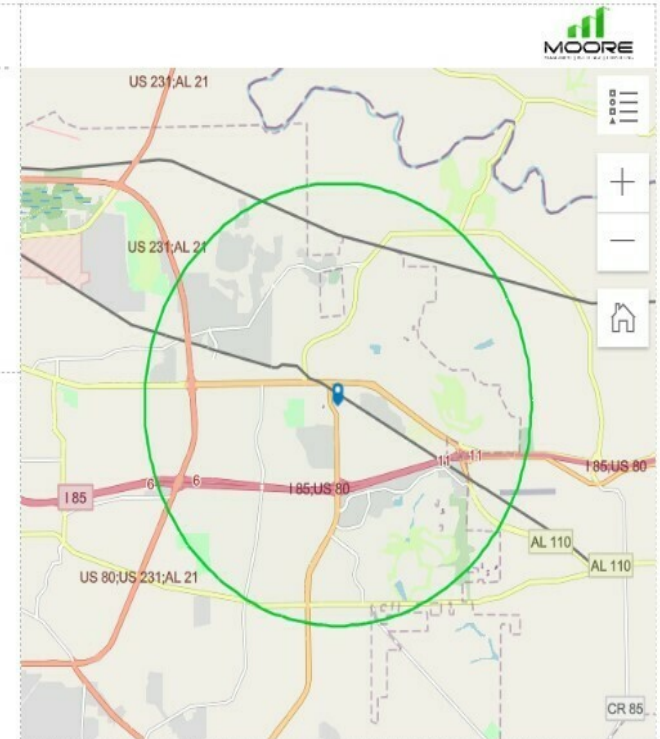
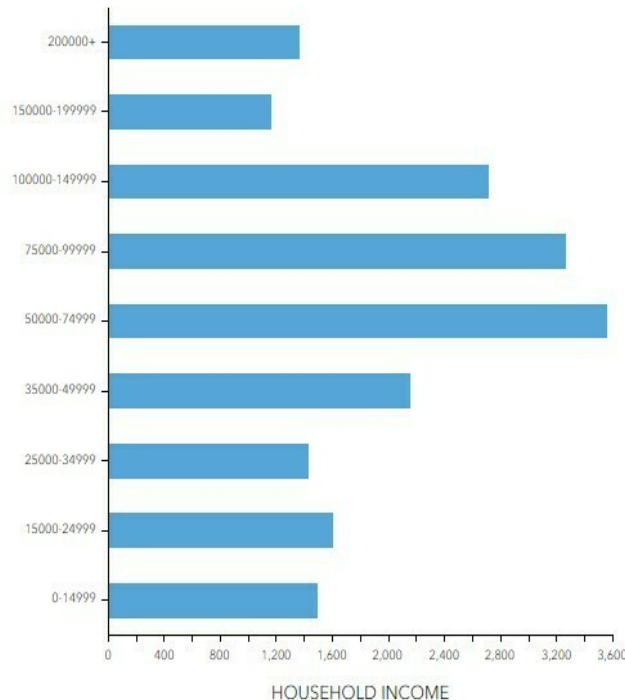
\$42,239

Per Capita Income



\$146,446

Median Net Worth



EMPLOYMENT

69%

White Collar

19%

Blue Collar

14%

Services

2.7%

Unemployment Rate

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MONTGOMERY, AL 36117

WAL-MART

Walgreens

Baptist Health

Montgomery Surgical Center

AUM

Atlanta Hwy.

Publix

BARRINGTON PLACE

COPPERFIELD

HALCYON SUMMIT

East Chase Market Center

DICK'S Sporting Goods

COSTCO WHOLESALE

OLD NAVY

HOBBY LOBBY

Academy

Michaels

BED BATH & BEYOND

JO-ANN

ULTA

Chase Corner

WHOLE FOODS MARKET

OUTBACK

JARED The Galleria Of Jewelry

Buffalo Wild Wings

P

East Chase

BAMI

verizon

Ruby Tuesday

at&t

World Market

ROSS

KOH'S

GameStop

DSW

Bath & Body Works

Target

Oldemark

Arby's

Panera

Sonic

Winding Lakes GOLF & COUNTRY CLUB

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