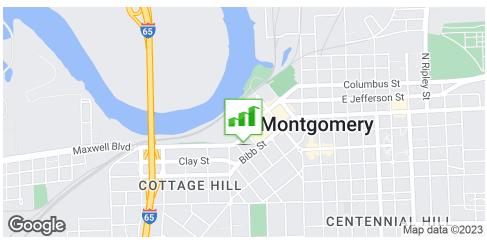
4545 MOLTONS

MONTGOMERY, AL 36104







OFFERING SUMMARY

Available SF: Fully Leased

Lease Rate: Contact Agent

Lot Size: 0.62 Acres

Zoning: T5 Smart Code

Submarket: CBD

Price / Acres:

PROPERTY HIGHLIGHTS

- 3.2 Miles from Maxwell Air Force Base: Serving 25,000+
- Convenient to all cars coming from I-65 to Downtown
- 600+ Residential Units existing and more in development
- 35,826 CBD Employees in a 1 mile radius

- 4000+ Students enrolled at Troy University Montgomery within 3 blocks
- 893 Hotel Rooms in Downtown, 600 within 3 blocks
- 2 New Boutique Hotels in Development
- Option for Drive Thru with Parking

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 1601 | 18315 | 43184 |
| Total Population | 4649 | 48641 | 115113 |
| Average HH Income | \$24,293 | \$39,766 | \$49,365 |

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