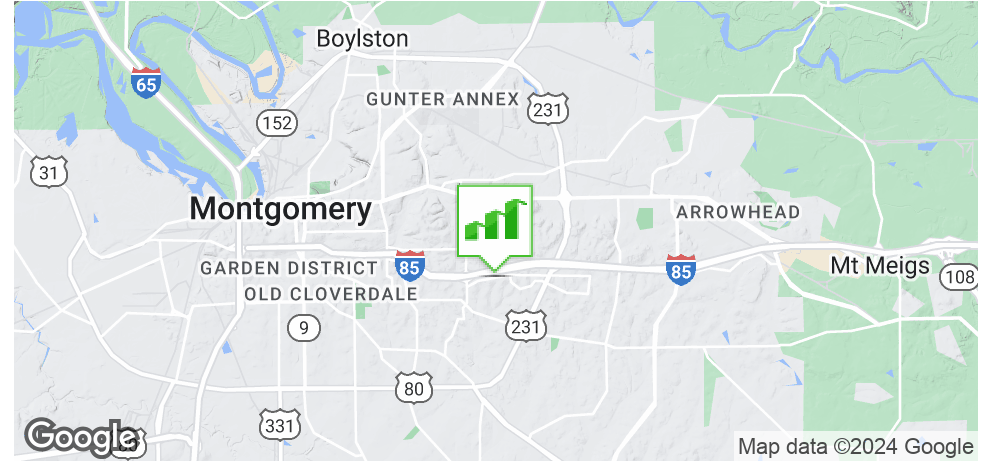


# 4110 WALL STREET

4110 WALL STREET, MONTGOMERY, AL 36106

## Executive Summary



### OFFERING SUMMARY

Available SF: 920 SF

Lease Rate: \$15.00 SF/yr

Lot Size: 0.34 Acres

Building Size: 4,091 SF

Zoning: B-2 Central Business District

Market: Montgomery

### PROPERTY HIGHLIGHTS

- Centrally Located with easy access to I-85
- Contemporary Style Office Building with On-site Parking for Employees & Customers
- Convenient Amenities Include: Hotels, Restaurants, Shopping, and Residential Areas
- Daily Traffic Count Carmichael Rd. 19,130± AADT
- ±1.1 Miles From Interstate 85 (Exit 6)
- ±1.2 Miles from Eastern Blvd
- ±4.5 Miles to Downtown Montgomery
- ±8.0 Miles from Maxwell Air Force Base: Serving 25,000 Active Duty, Guard, Reserves, Contractors, and Retirees. The Air Force University is attended by 20,000 Annually.



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334.386.2441  
gcody@mcrmpm.com

PERRY PATIÑO

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MOORE COMPANY REALTY

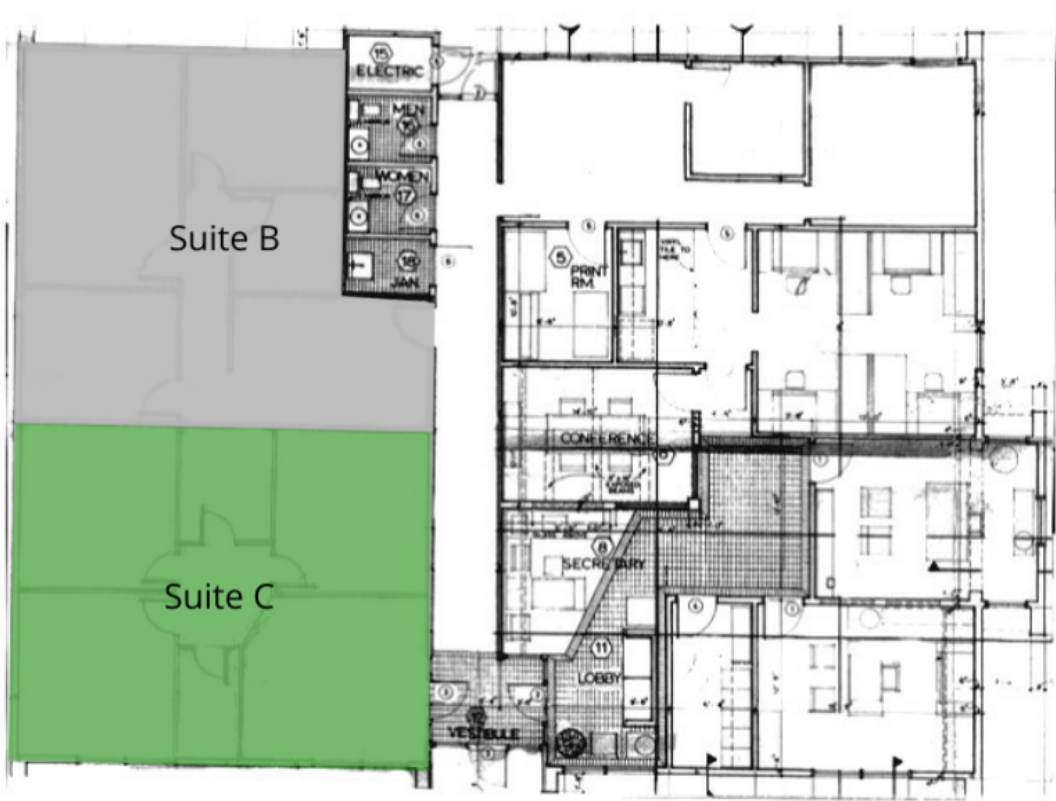
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## Plans



### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Suite C	Available	920 SF	Modified Gross	\$15.00 SF/yr

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# 4110 WALL STREET

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## Demographics

### DEMOGRAPHIC SUMMARY

4110 Wall St, Montgomery, Alabama, 36106

Ring of 3 miles

#### KEY FACTS

74,648

Population



32,939

Households

37.1

Median Age

\$40,030

Median Disposable Income

#### EDUCATION

8%

No High School Diploma



29%

High School Graduate



27%

Some College



36%

Bachelor's/Grad/Prof Degree

#### INCOME



\$48,624

Median Household Income



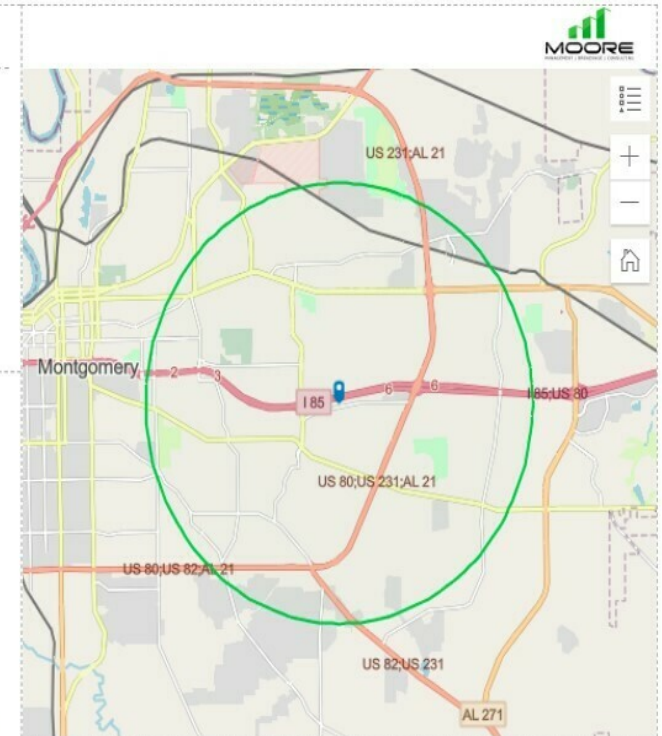
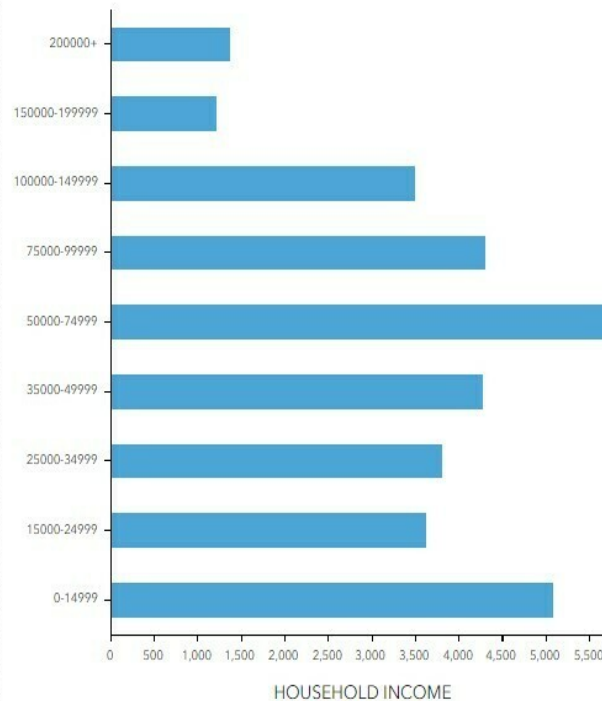
\$31,495

Per Capita Income



\$54,208

Median Net Worth



#### EMPLOYMENT



White Collar

65%



Blue Collar

22%



Services

17%

5.0%

Unemployment Rate

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## Retail Map



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