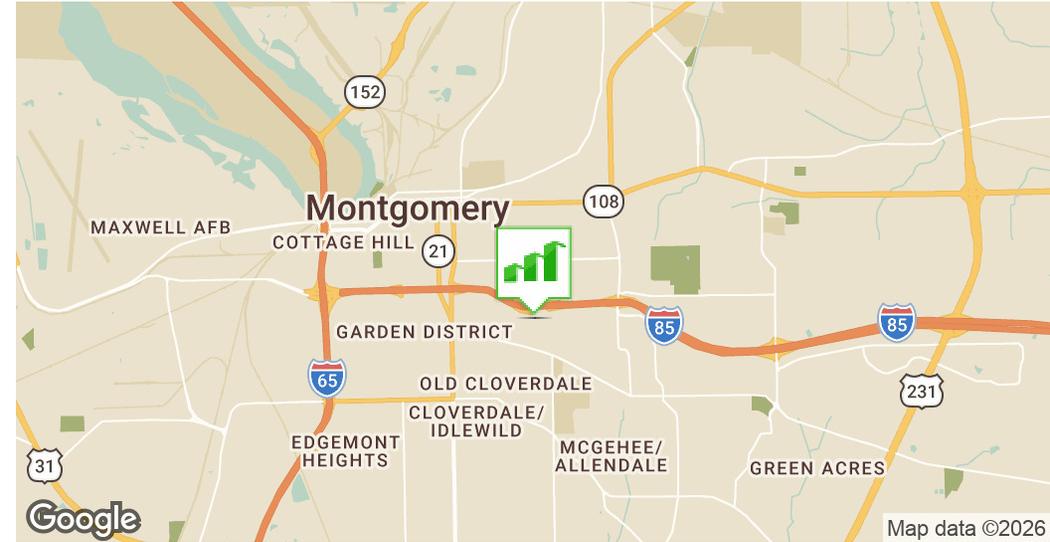


# 1525 FOREST AVE

MONTGOMERY, AL 36106

# FOR SALE or LEASE



## PROPERTY DESCRIPTION

Introducing a prime opportunity in the heart of Montgomery: a 9,569 SF retail building with immense potential for sale or lease. Strategically located on the prominent Forest Ave corridor, this property boasts exceptional visibility and strong daily traffic exposure, making it an ideal investment for retail, medical, showroom, or service users seeking a central presence. With convenient regional access, this B-2 zoned property offers an excellent location users or investors looking to establish a strong presence in the revitalizing Midtown corridor.

Sale Price:	\$799,000
Lease Rate:	\$12.00 SF/Yr
Building Size:	± 9,569 SF
Lot Size:	± 0.65 ac
Zoning:	B-2

## GENE CODY, CCIM, SIOR

334.386.2441  
gcody@mcrrmpm.com

## PROPERTY HIGHLIGHTS

- ± 9,569 SF retail building available for SALE or LEASE!
- Prime Midtown Montgomery location on highly visible Forest Ave corridor
- Strong traffic exposure with approx. 7,795+ VPD on Forest Ave
- Minutes to I-85 and Downtown Montgomery with easy regional access
- Surrounded by established neighborhoods including Cloverdale, Garden District, and Midtown
- Strong daytime population supported by nearby government offices, medical centers, and universities
- Close to major landmarks including Alabama State Capitol, Alabama State University, and Baptist Medical Center
- Ideal for retail, medical, showroom, or service users in a revitalizing Midtown corridor
- Excellent opportunity for owner-users or investors seeking central Montgomery presence

## MOORE COMPANY REALTY

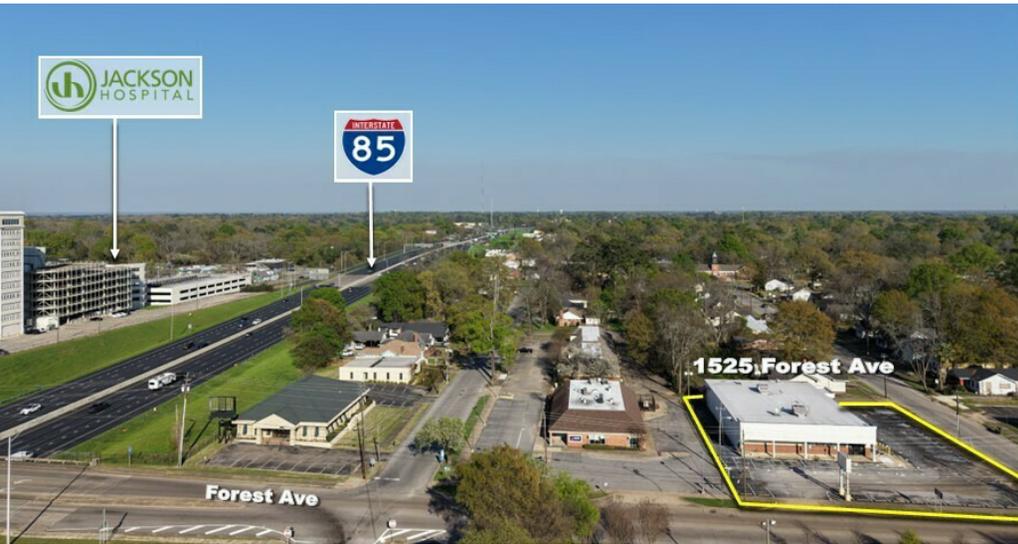
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Photos



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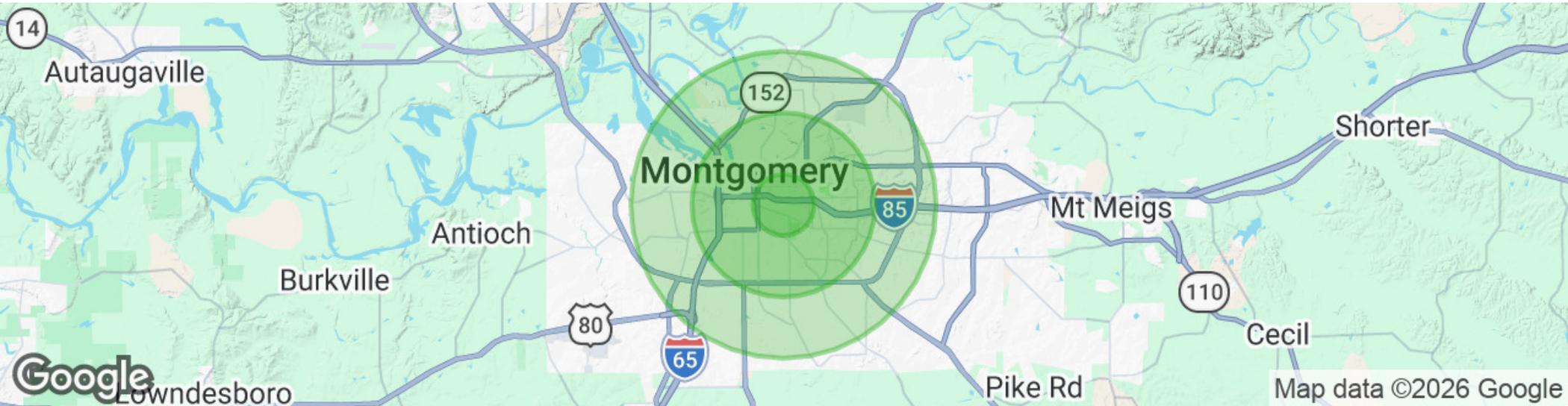
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**MOORE**  
MANAGEMENT | BROKERAGE | CONSULTING

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## Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	791	2,692	10,527
Average Age	27.5	29.4	30.6
Average Age (Male)	29.2	31.2	30.4
Average Age (Female)	22.4	25.3	29.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	132	596	3,421
# of Persons per HH	6	4.5	3.1
Average HH Income	\$45,866	\$59,616	\$68,623
Average House Value	\$97,748	\$156,752	\$202,870

2023 American Community Survey (ACS)

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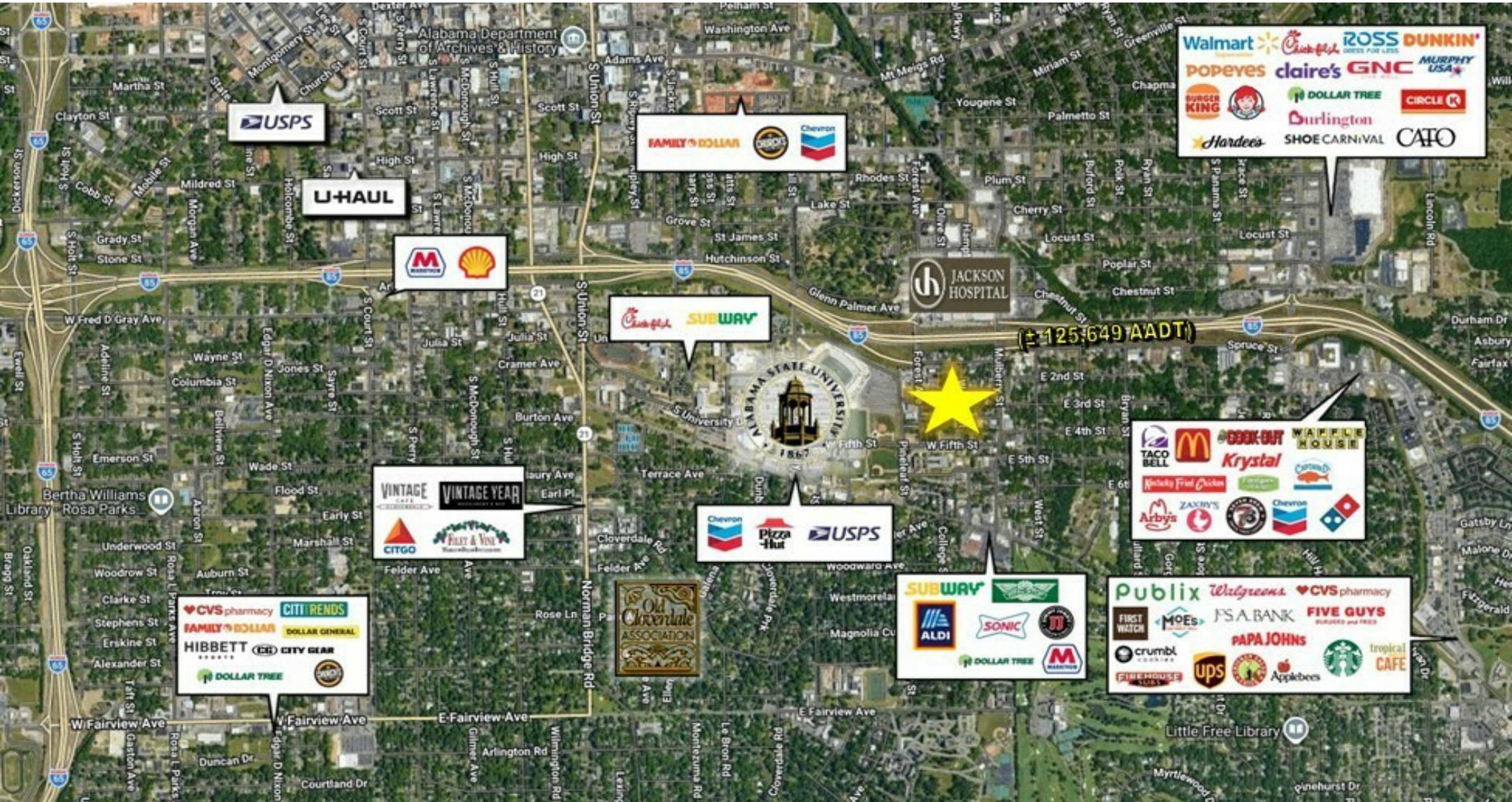
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## Retail Map



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