

ONE 1,250 SF MILLBROOK OFFICE RENTAL | FOR LEASE
2308 WALL ST. MILLBROOK, AL 36054



OFFERING SUMMARY

Lease Rate:	\$2,200.00 per month
Building Size:	12,500 SF
2312-2314 Size:	2,500 SF
Year Built:	1997

PROPERTY OVERVIEW

2304-2322 Wall St. is a 12,500 SF building with 300' of road frontage on Wall St. in Millbrook, AL, just a half mile from exit 179, I-65. This building consists of (10) 1,250 SF units. Each unit has its own entrance with a covered awning. Parking is at the front of the building. One remaining unit is available for lease at 2312-2314 Wall Street, July 1st, 2025. The unit is approximately 2,500 SF but can be subdivided into two 1,250 SF units. If you would like more information or to schedule your tour, you can contact Paul Hodges at 334-315-1382.

PROPERTY HIGHLIGHTS

- Excellent Central Location to Montgomery, Prattville, & Millbrook
- 0.5 mile from Exit 179, I-65
- ONE 2,500 SF unit can be sub-divided - Available July 1st, 2025

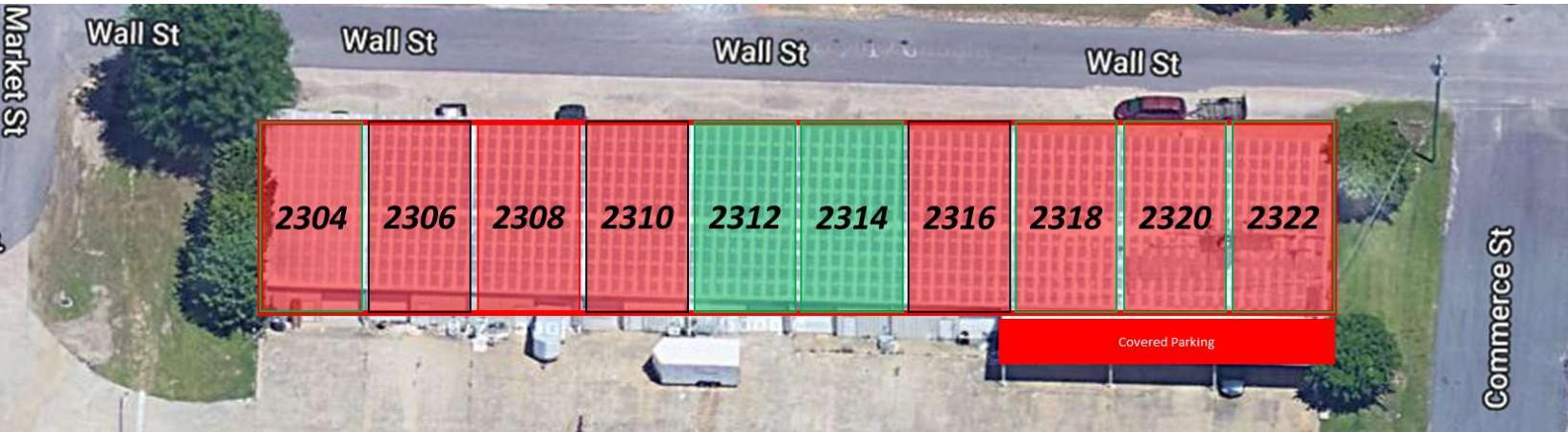
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	7,995	19,049	66,063
Total Population	19,302	48,053	170,103
Average HH Income	\$83,985	\$86,773	\$74,361

PAUL HODGES

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LEASE SPACES



Available

Leased

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,500 SF	Lease Rate:	\$2,200.00 per month

AVAILABLE SPACES

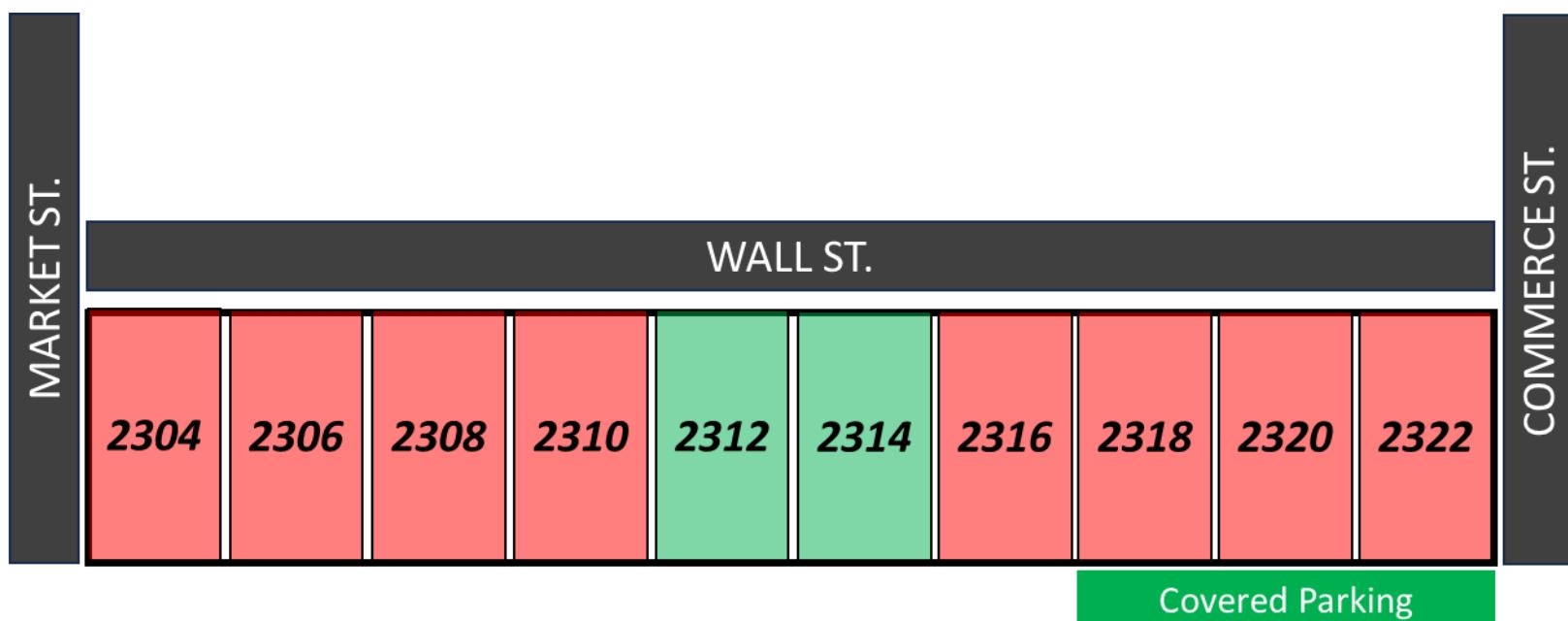
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2312-2314 Wall St. - 2,500 SF available July 1st, 2025	Available	2,500 SF	NNN	\$2,200 per month	One 2,500 SF unit available July 1, 2025. Can be subdivided into two 1,250 SF units. If you would like more information or to schedule your tour, you can contact Paul Hodges at 334-315-1382.

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FLOORPLAN



Available

Leased

2312-2314 WALL ST. - 2,500 SF AVAILABLE JULY 1ST, 2025

EXTERIOR PHOTOS



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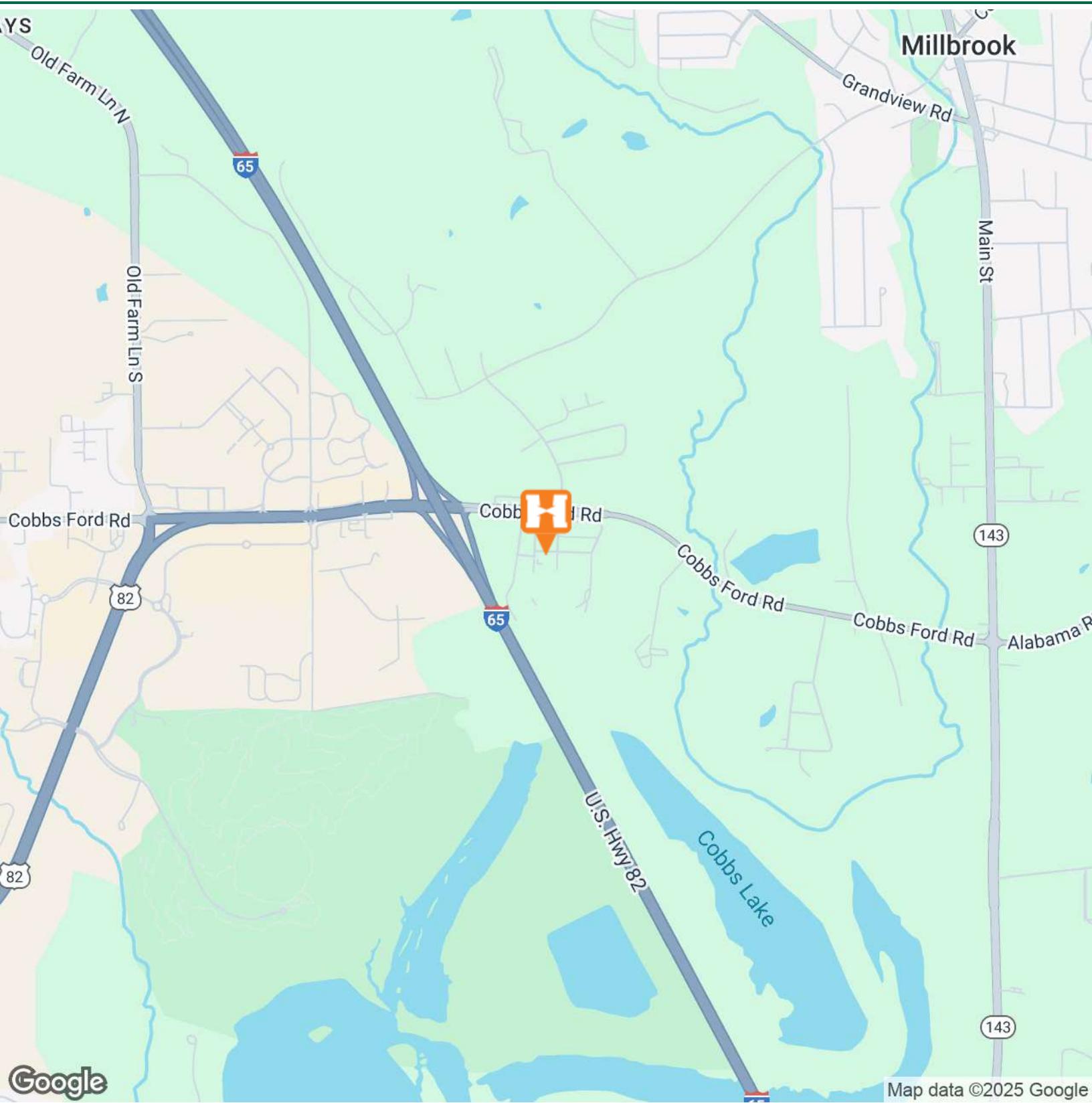
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2312-2314 WALL ST. - 2,500 SF AVAILABLE JULY 1ST, 2025

LOCATION MAP



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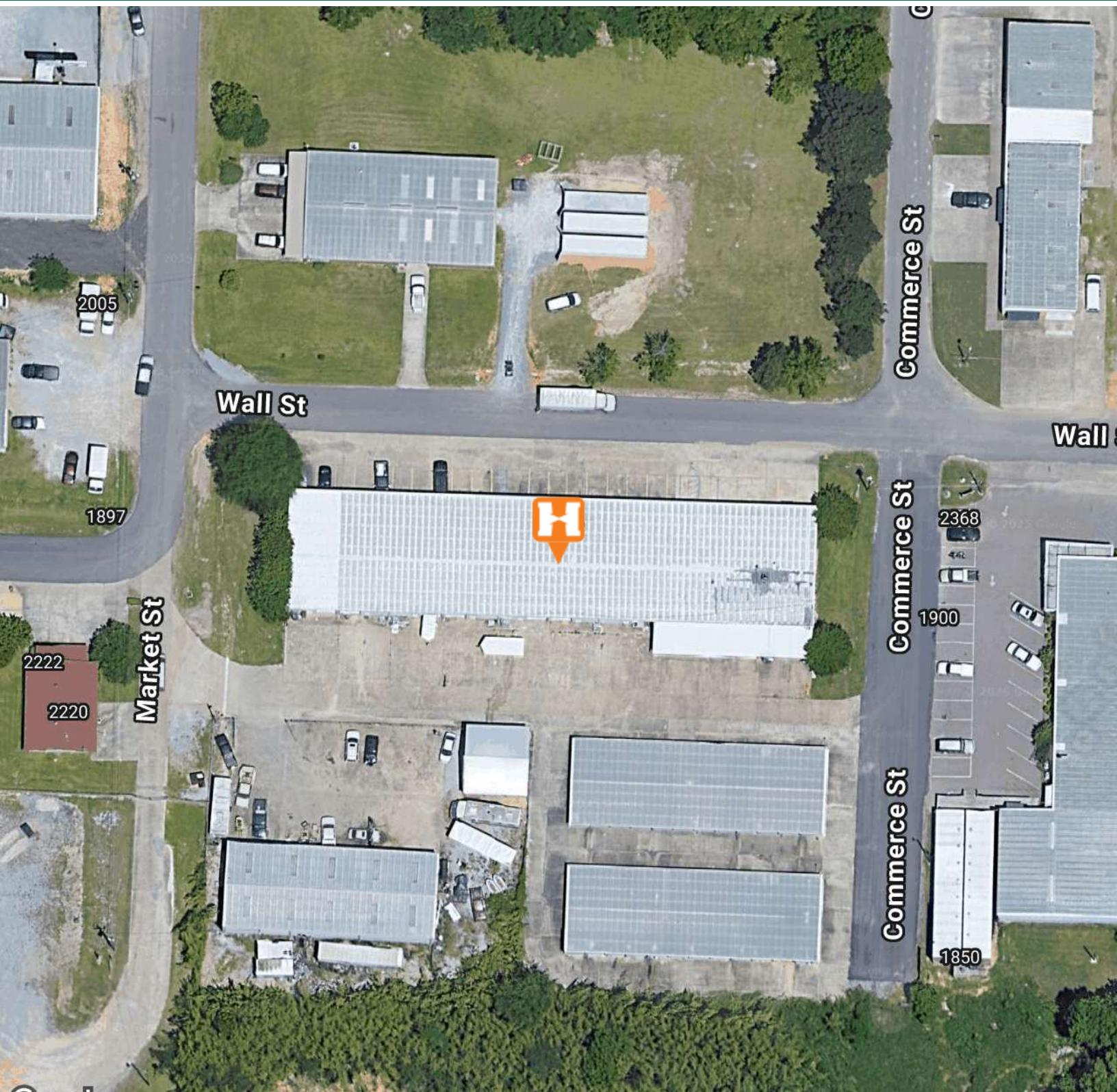
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2312-2314 WALL ST. - 2,500 SF AVAILABLE JULY 1ST, 2025

AERIAL MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

Google

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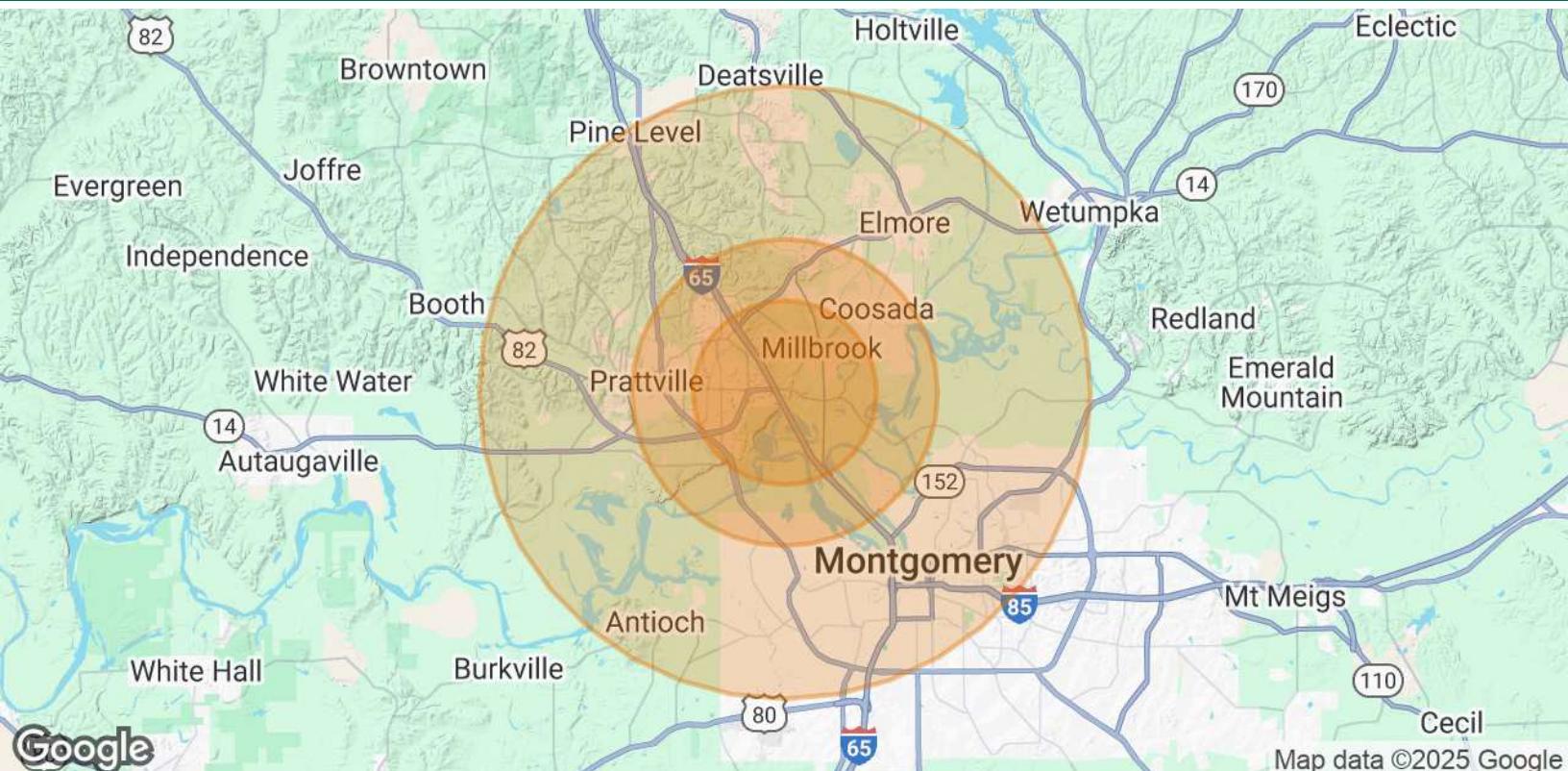
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2312-2314 WALL ST. - 2,500 SF AVAILABLE JULY 1ST, 2025

DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	19,302	48,053	170,103
Average Age	39	39	40
Average Age (Male)	37	38	38
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,995	19,049	66,063
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$83,985	\$86,773	\$74,361
Average House Value	\$219,051	\$216,811	\$193,288

Demographics data derived from AlphaMap

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