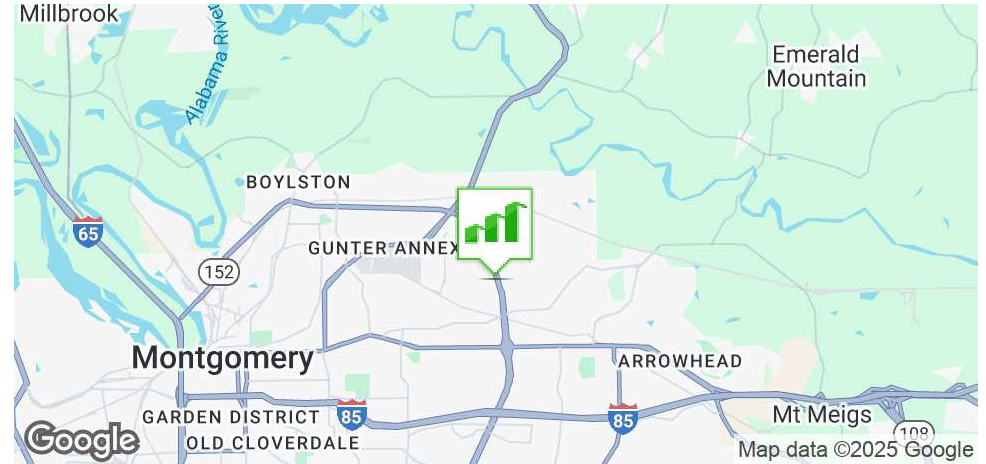


# 663 EASTERN BLVD

MONTGOMERY, AL 36117

## Executive Summary



### OFFERING SUMMARY

Available SF: 5,000 SF

Lease Rate: \$12.00 SF/yr (NNN)

Lot Size: ± 1.03 Acres

Year Built: 1998

Building Size: ±14,837

Zoning: B-3

### PROPERTY HIGHLIGHTS

- Spacious & Flexible layout for Office or Retail use
- Centrally located Eastern Blvd- a Major thoroughfare with traffic counts of ±33,558 AADT
- Excellent Visibility!
- Close proximity to major Industrial Hub in Montgomery
- Across from new High School Development (Expected completion date 2028)
- Less than 1 mile from Atlanta Highway
- ± 2 miles from I-85 (± 8 miles from I-65)
- ± 3 Miles from Gunter Airforce Base- Gunter Annex is part of Maxwell-Gunter Air Force Base. The base is a hub for military personnel, including active duty, reserve, civilian, and contractor personnel.

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,808	15,262	43,534
Total Population	4,731	35,790	101,712
Average HH Income	\$64,795	\$74,530	\$73,989

### JON MASTERS, CCIM

334.387.2724  
Jmasters@mcrmpm.com

### MOORE COMPANY REALTY

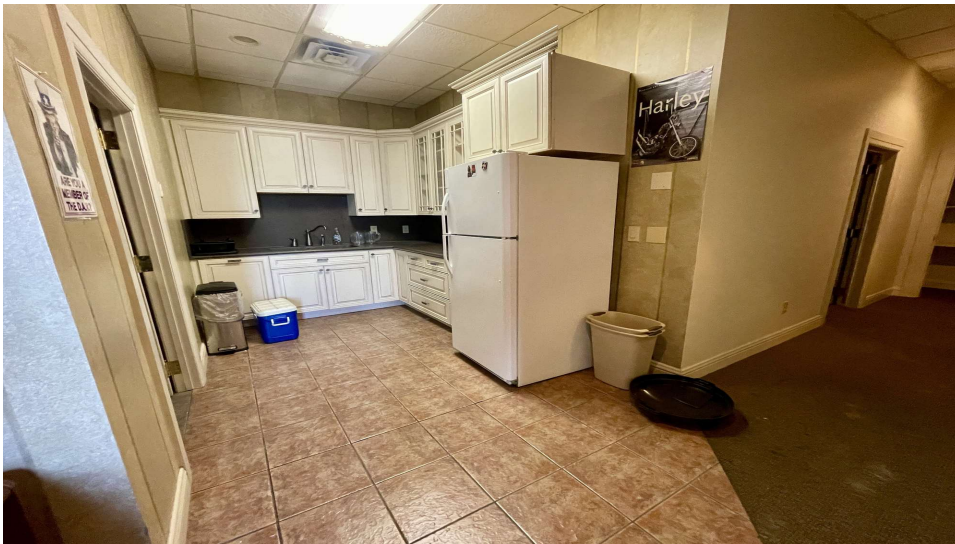
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Photos



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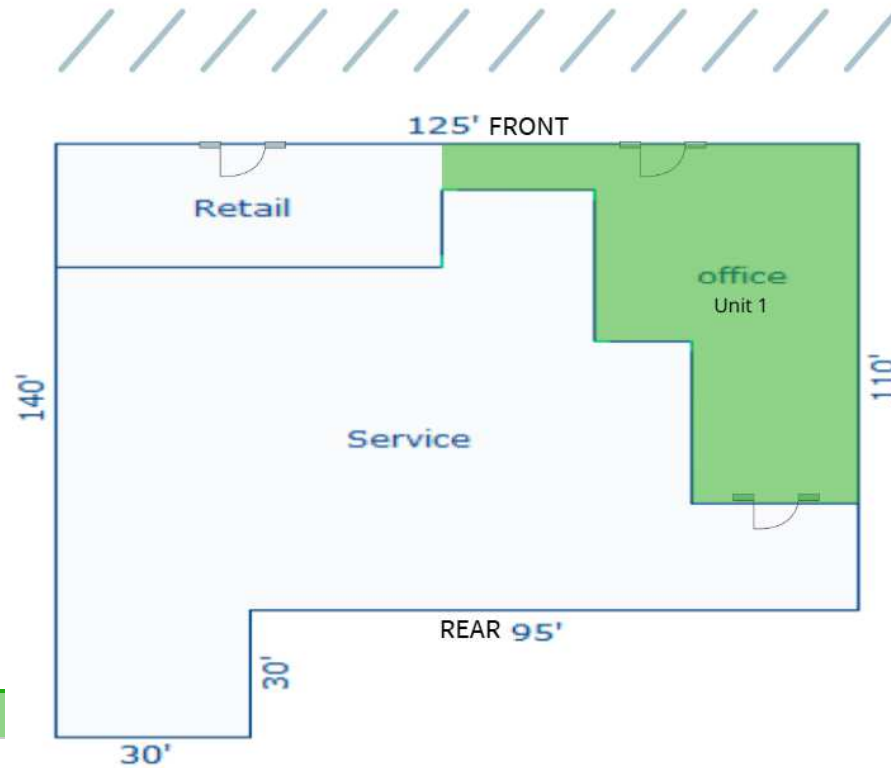
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## Available Space



### LEGEND

Available

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
663 N Eastern Blvd	Available	5,000 SF	NNN	\$12.00 SF/yr

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## Retail Map



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