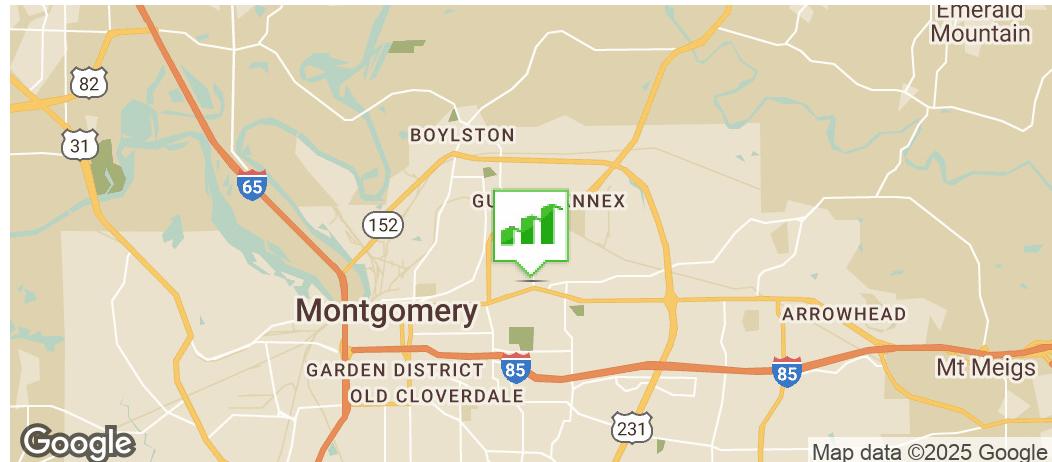


111 COLISEUM BLVD

MONTGOMERY, AL 36109

Executive Summary



OFFERING SUMMARY

Sale Price:	\$739,000
Lot Size:	± 0.48 Acres
Year Built:	1973
Building Size:	± 14,532
Zoning:	O-1
Price / SF:	\$50.85

PROPERTY HIGHLIGHTS

- Ample on-site parking available - high visibility frontage on Coliseum Blvd plus convenient ingress/egress
- Excellent visibility and access via Atlanta Highway (± 28,059 AADT) and Coliseum Blvd (± 14,554 AADT) - strong signalised intersection exposure
- Prime location for contractors, professional service firms, satellite operations, medical/administrative users
- Very convenient commuting distance to downtown Montgomery (just minutes to the Central Business District)
- Strategic proximity to major military installations: roughly 5-10 minutes to Maxwell Air Force Base and similarly close to Gunter Annex (Gunter AFB)
- Easy connection to the main interstate system: direct / short drive to Interstate 65 and Interstate 85, enabling regional access and logistics-friendly location

GENE CODY, CCIM, SIOR

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MOORE COMPANY REALTY

312 Catoma Street, Suite 200, Montgomery, AL 36104
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Photos



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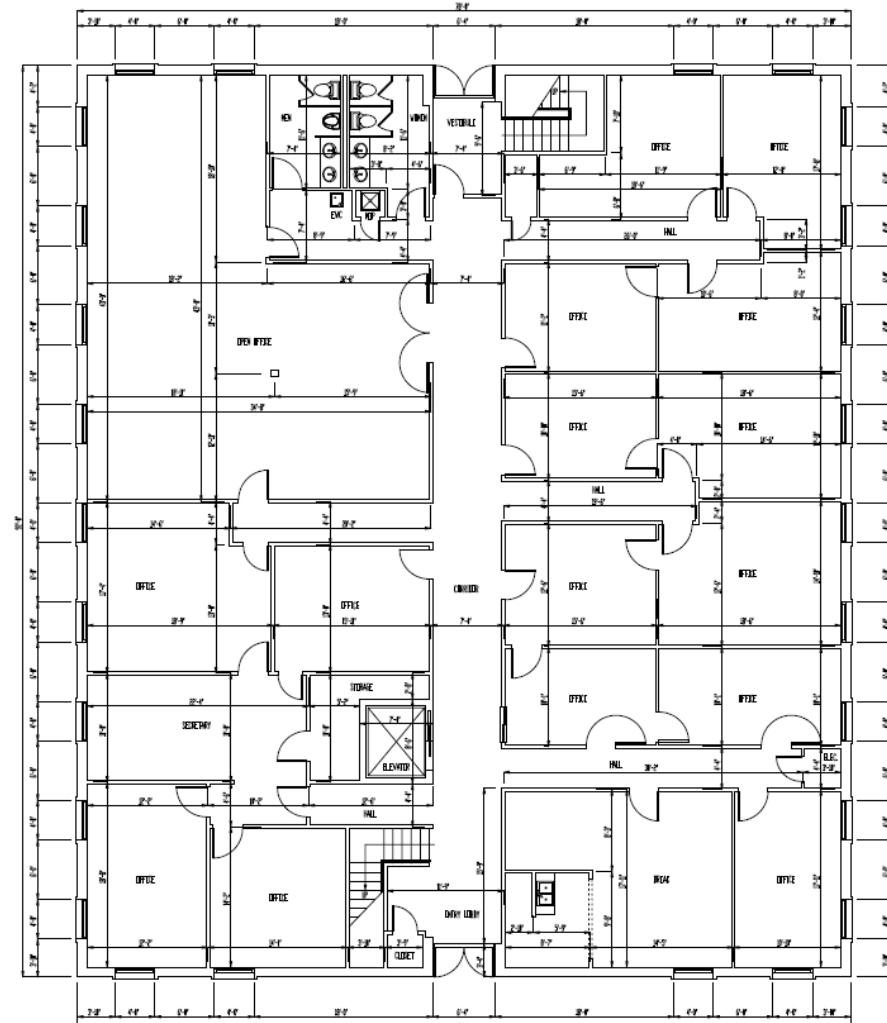
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111 COLISEUM BLVD

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First Floor



SCALE: 3/16" = 1'-0"

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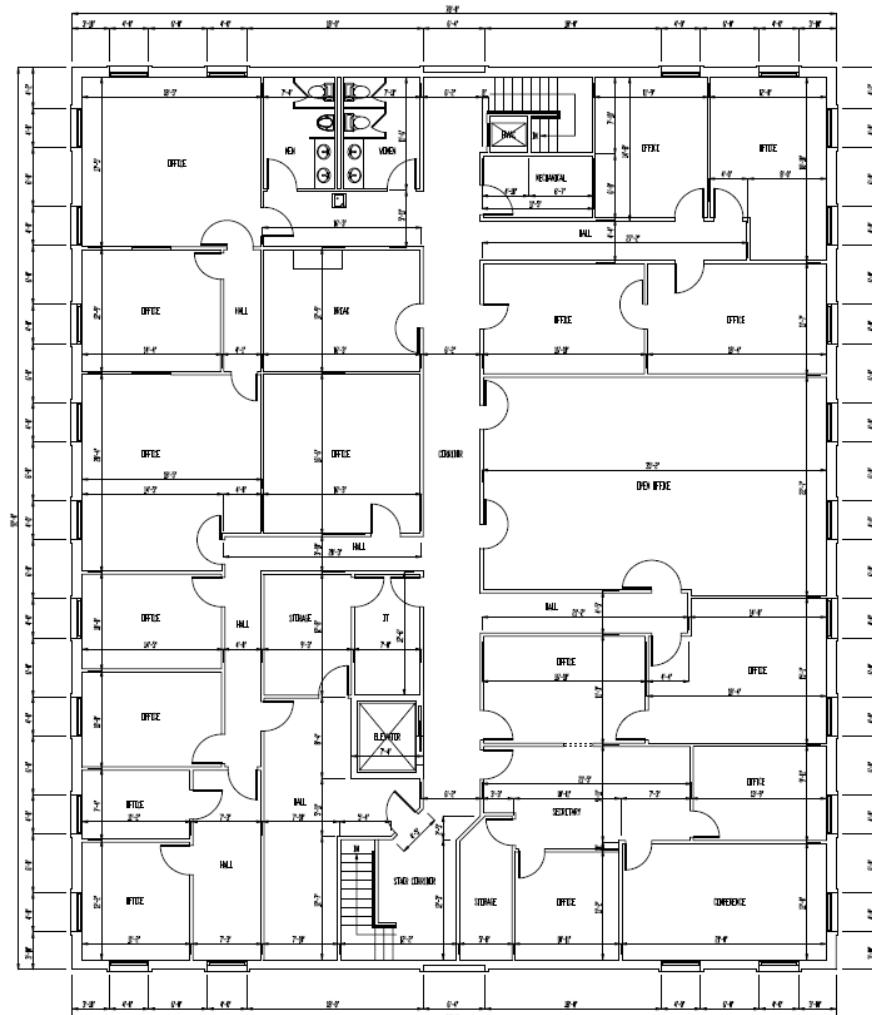
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111 COLISEUM BLVD

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Second Floor



SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

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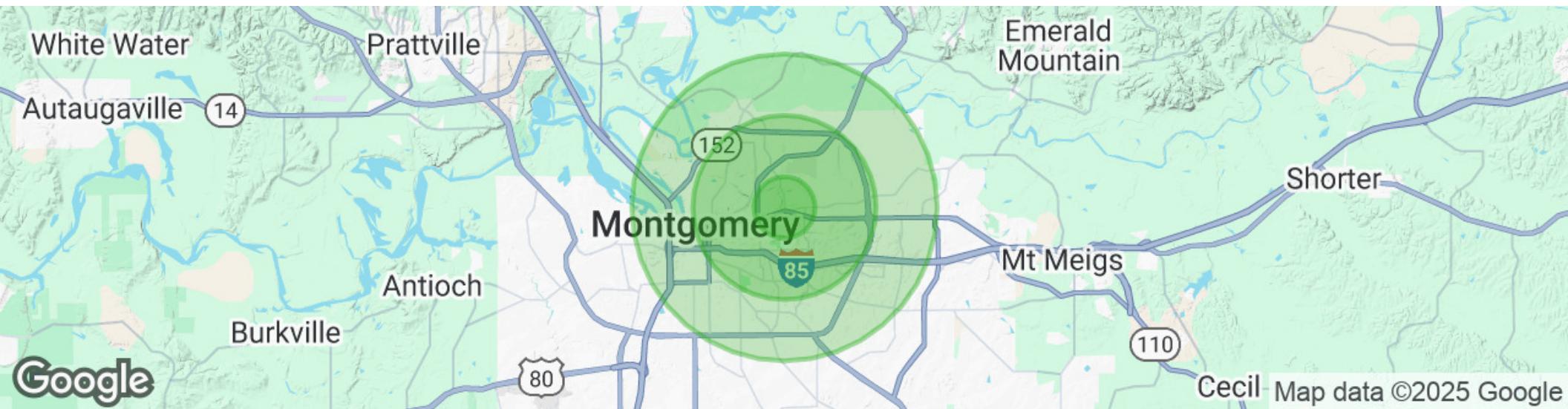
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111 COLISEUM BLVD

MONTGOMERY, AL 36109

Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,582	54,515	124,094
Average Age	41	40	39
Average Age (Male)	39	38	38
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,851	22,190	52,554
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$63,389	\$67,516	\$65,891
Average House Value	\$142,859	\$171,837	\$184,485

Demographics data derived from AlphaMap

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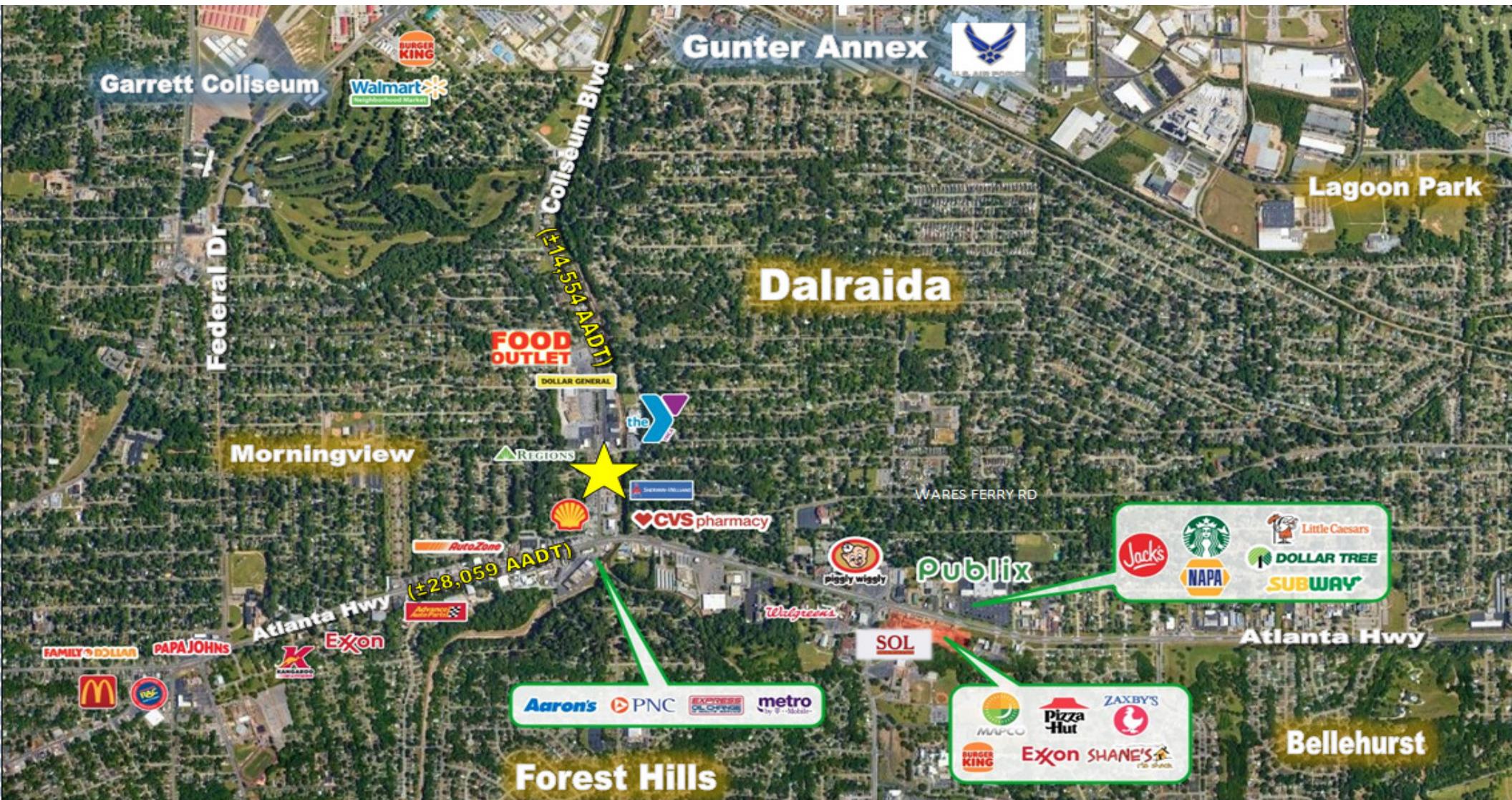
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111 COLISEUM BLVD

MONTGOMERY, AL 36109

Retail Map



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