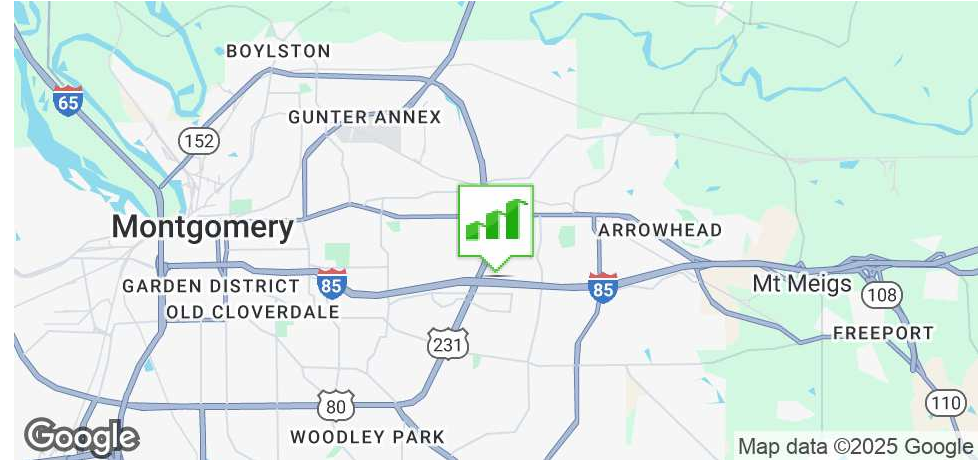


5946 MONTICELLO DR

MONTGOMERY, AL 36117

Executive Summary



OFFERING SUMMARY

Available SF: 3,805 SF

Lease Rate: Negotiable

Lot Size: ± 2.87 Acres

Year Built: 1990

Building Size: ± 30,723

Zoning: B-3: Highway Commercial

PROPERTY HIGHLIGHTS

- Exceptional leasing opportunity available in Montgomery
- Professionally managed Warehouse/Office Space
- Equipped with 1 loading dock
- Convenient access to Eastern Blvd and I-85.
- Located 0.3± miles from Eastern Boulevard.
- Located 0.5± miles from I-85.
- Prime location ensures seamless accessibility.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,544	24,579	53,842
Total Population	7,642	56,871	129,608
Average HH Income	\$65,775	\$69,696	\$69,230

STEVE HUGHES, CCIM

334.386.2437
Steve@moorecompanyrealty.com

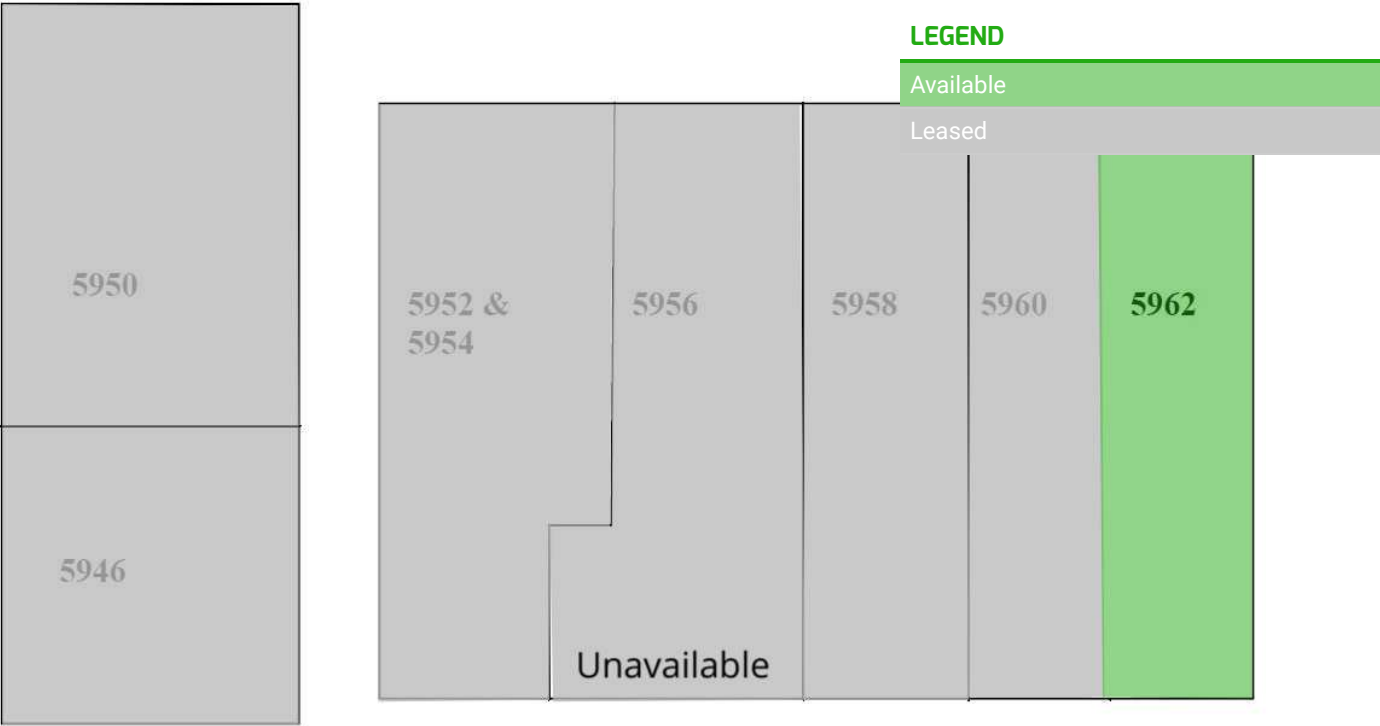
JON MASTERS, CCIM

334.387.2724
Jmasters@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma Street, Suite 200, Montgomery, AL 36104
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AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
5962	3,805 SF	Negotiable	Contact Agent

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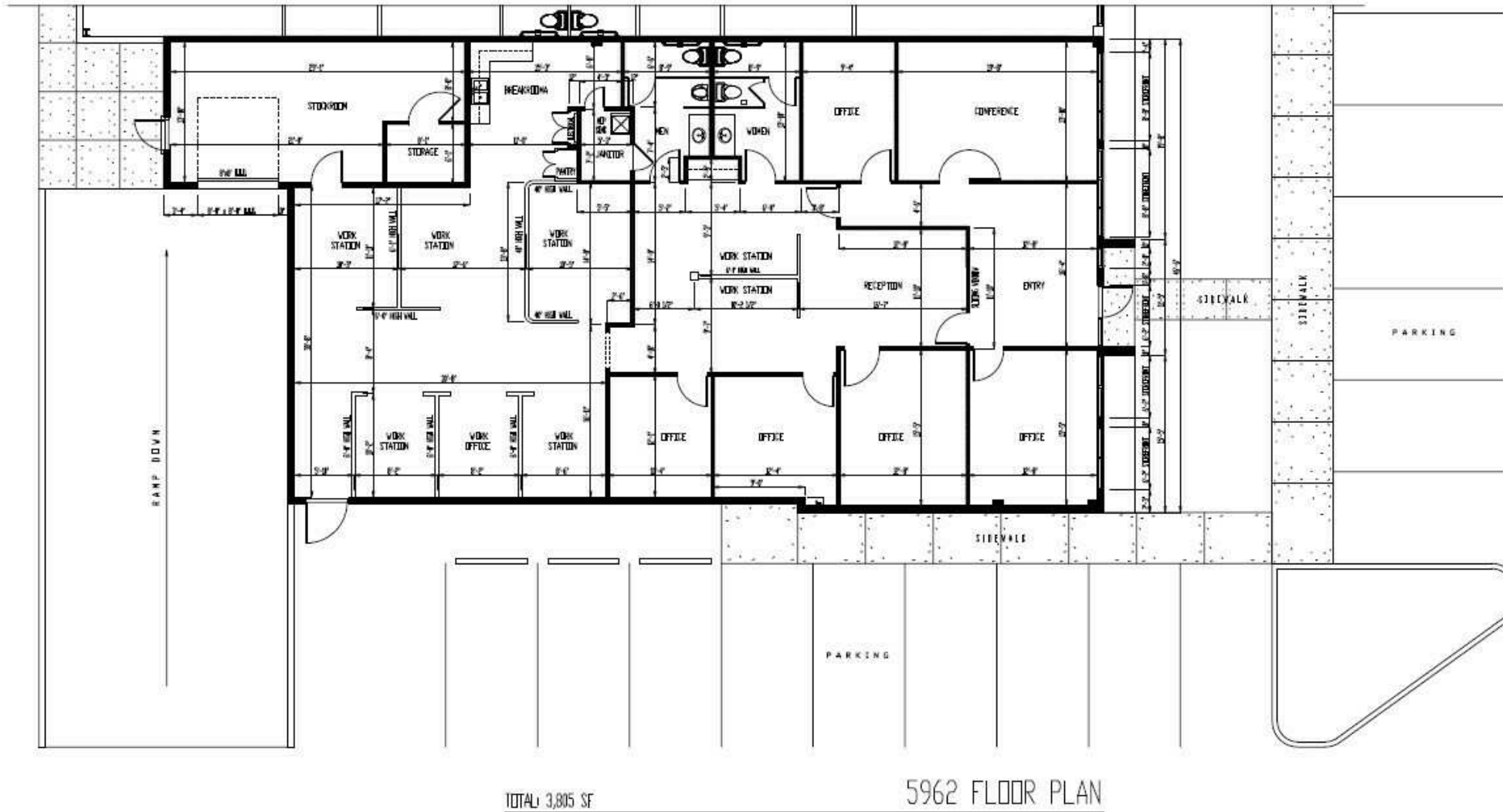
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5946 MONTICELLO DR

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5962 Floor Plan



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Retail Map



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