



±7,348 SF OFFICE BUILDING FOR SALE NEQ of High St. & McDonough St. in Montgomery, Alabama



LOCATION:

NEQ of High St. & McDonough St.
459 S. McDonough Street
Montgomery, Alabama 36104

AVAILABLE:

±7,348 SF Office Building on ±0.27 AC Lot

HIGHLIGHTS

- Two floors
- Built in 1970
- New roof in October 2020
- All new A/C units in August 2019
- Centrally located in Downtown Montgomery, home to the State Capitol
- Directly across the street from the Montgomery City-County Library
- One block from Montgomery County Courthouse
- Surrounded by numerous governmental buildings, law firms, and healthcare facilities
- Ideal for law firms or government offices

PRICING

Call for Pricing

TRAFFIC COUNTS

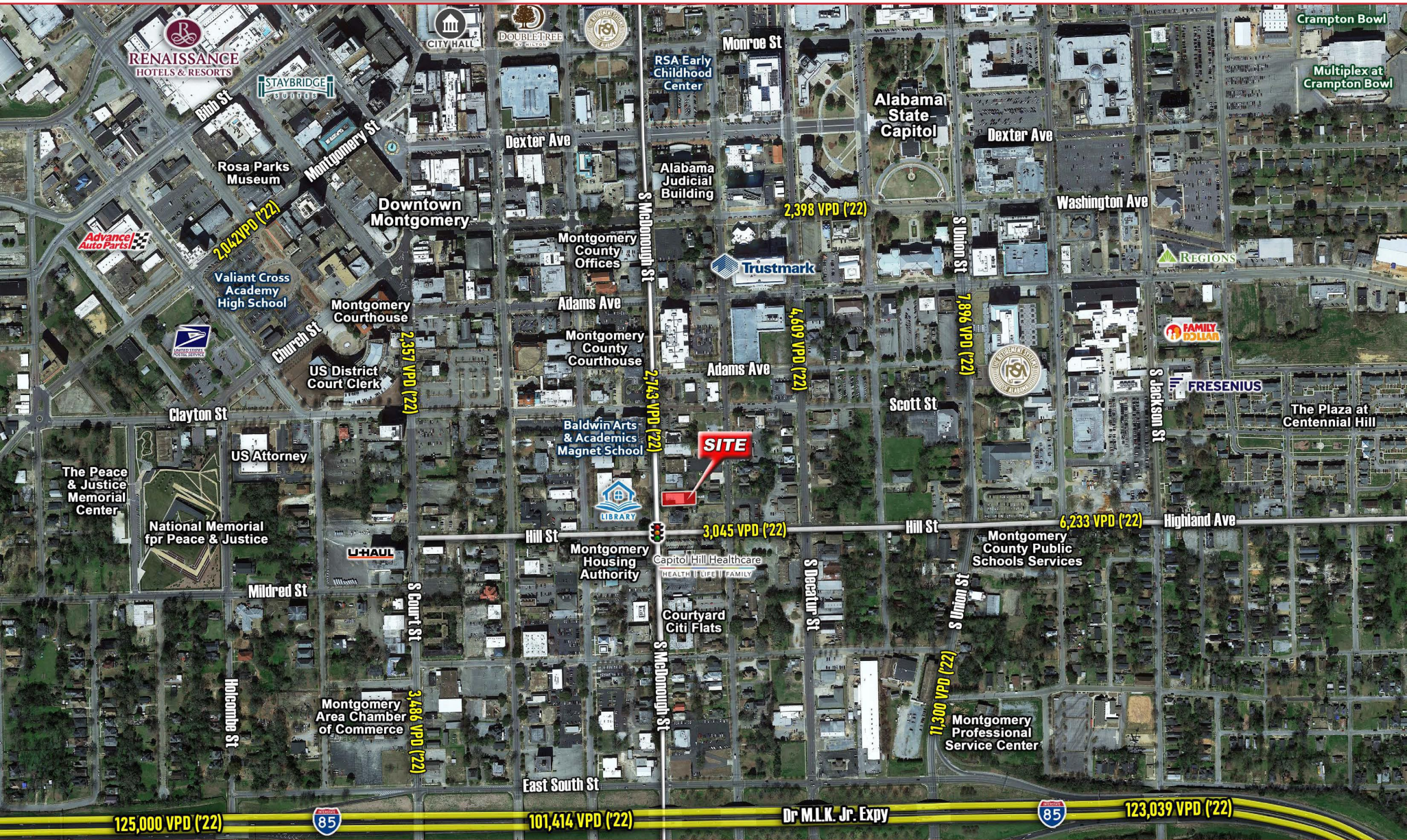
McDonough Street: 2,743 VPD
High Street: 3,045 VPD
(ALDOT 2022)



DEMOGRAPHICS

	1-mile	3-mile	5-mile
2023 Population	8,491	52,873	105,742
Daytime Population	38,907	90,705	153,838
Households	2,848	21,293	43,358
Average HH Income	\$52,176	\$62,865	\$65,280





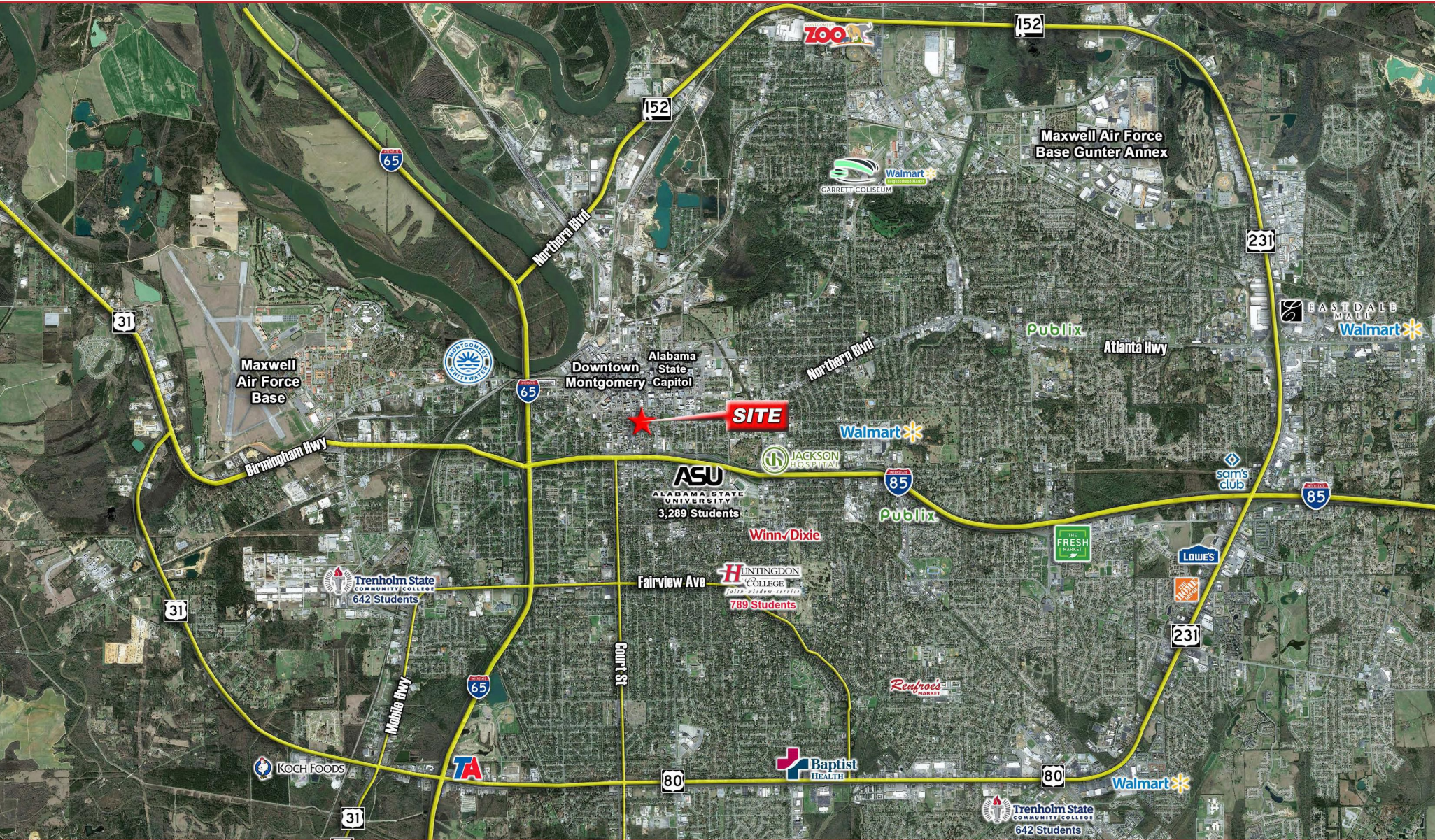
459 S McDonough St, Montgomery, AL 36104



willcoxonproperties.com

Willcoxon Properties

±7,348 SF Office Building



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