

CRESCENT CENTER

2400 PRESIDENTS DR., MONTGOMERY, AL 36116

FOR SALE



The Crescent Center

JON MASTERS, CCIM

334.387.2724
Jmasters@mcrmpm.com

GENE CODY, CCIM

334.386.2441
gcody@mcrmpm.com

MOORE COMPANY REALTY

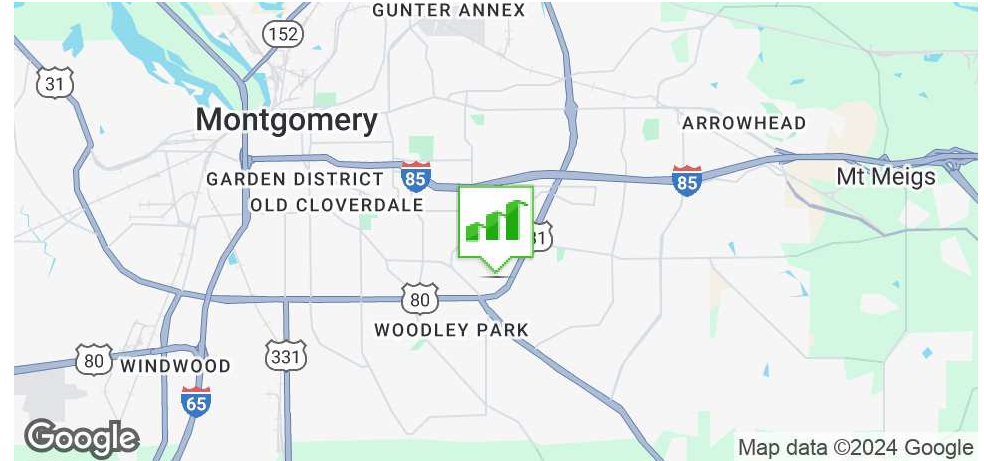
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CRESCENT CENTER

2400 PRESIDENTS DR., MONTGOMERY, AL 36116

Executive Summary



OFFERING SUMMARY

Sale Price:	\$3,975,000
Lot Size:	4.77 Acres
Year Built:	1984
Building Size:	±79,842 SF
Rentable SF:	±66,225 SF
Zoning:	O-1: Office District
Price / SF:	\$49.79

PROPERTY HIGHLIGHTS

- Class "A" Office Building located in East Montgomery
- Conveniently located near shopping, dining, hotels and services
- Exquisite granite lobby/receiving area
- Parking Ratio 5/100
- Building amenities include Book Store, Convenient store, fitness room, loading dock, & much more
- Beautifully manicured setting
- Fiber optic cable installed for fast internet connections
- 2.2± Miles from I-85

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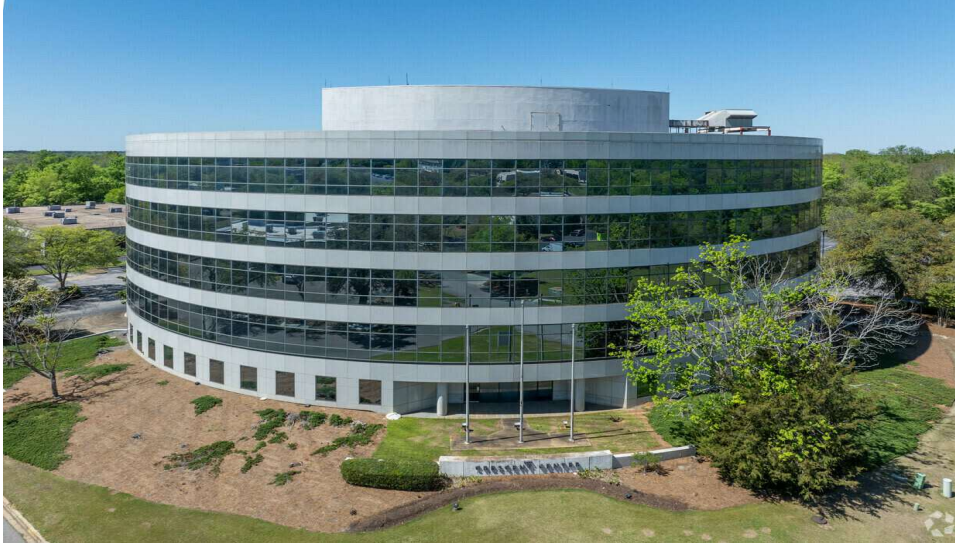
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Additional Photos



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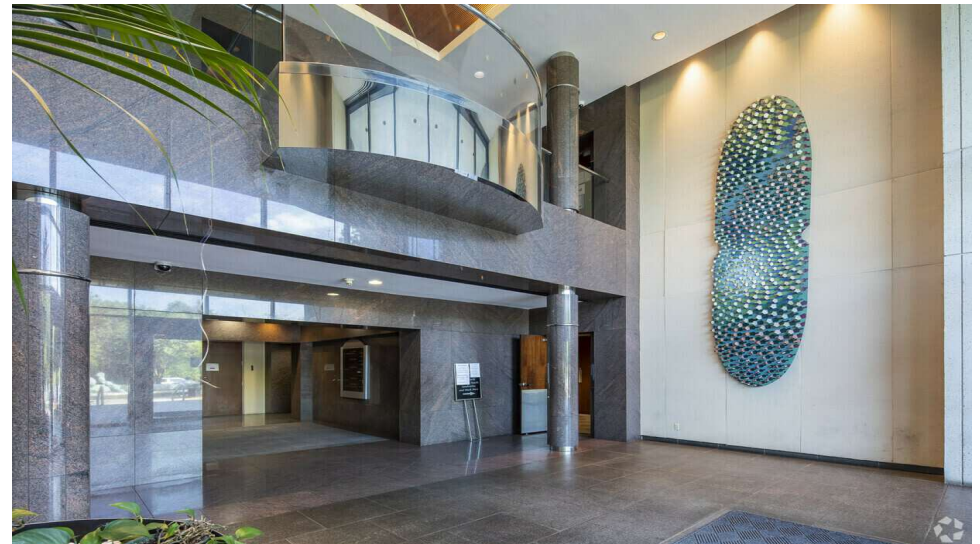
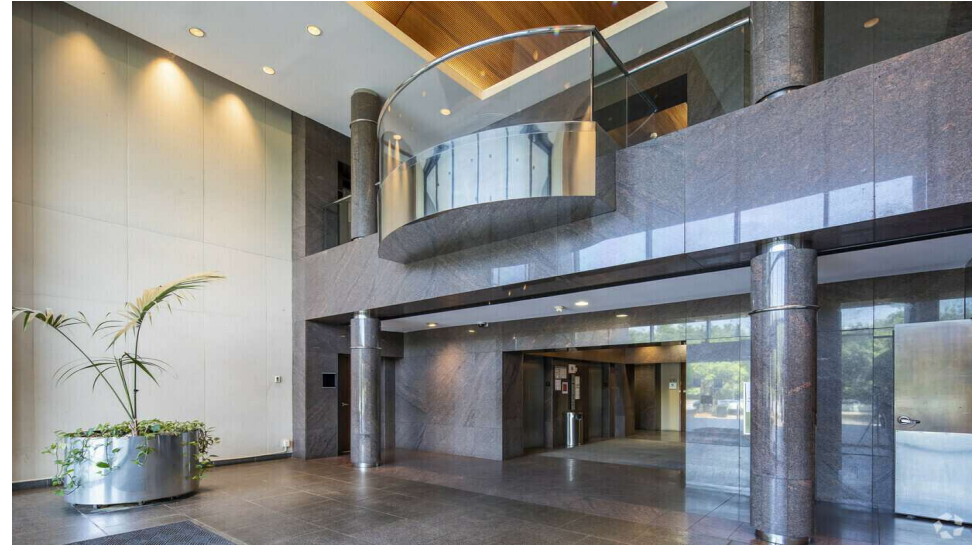
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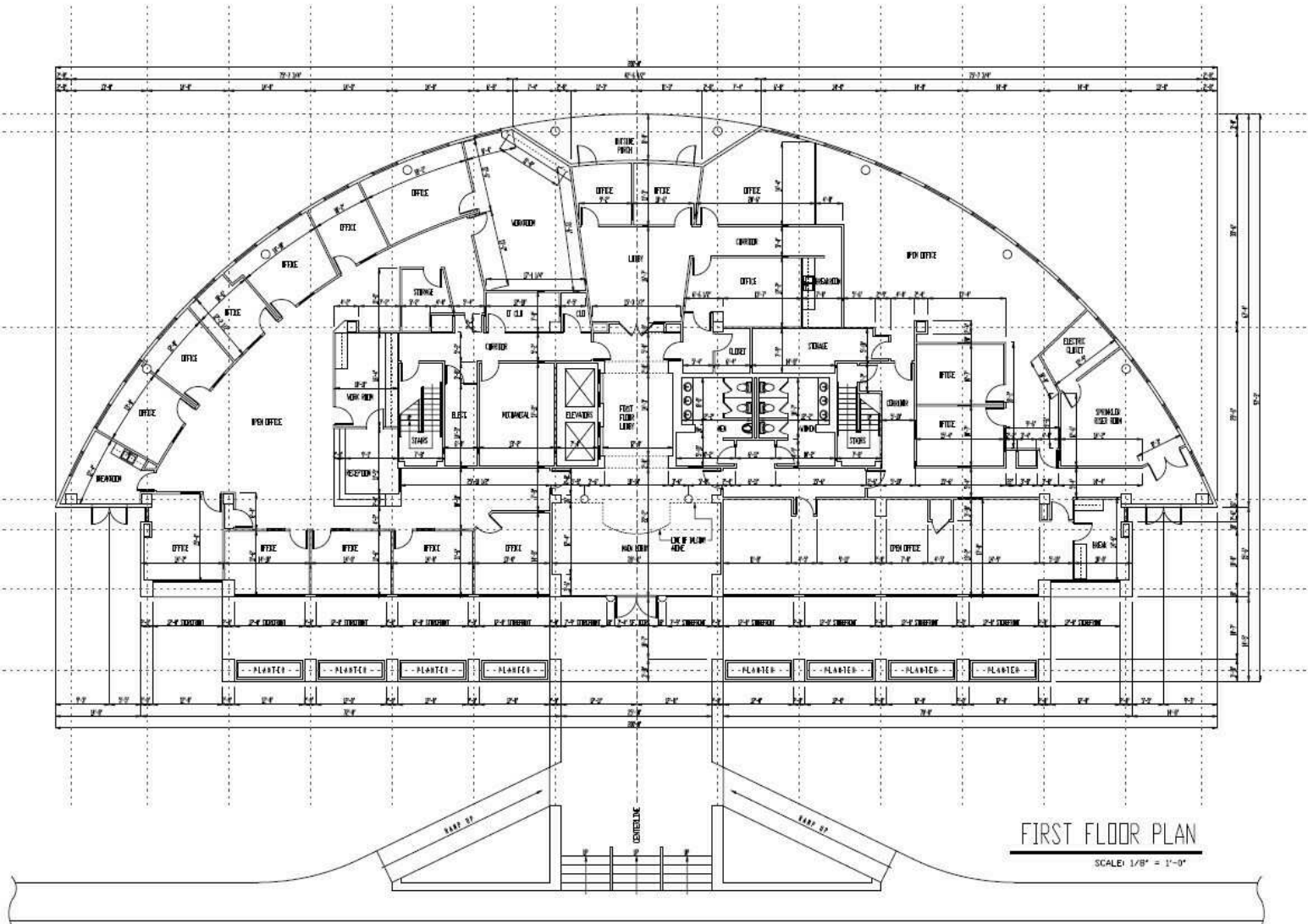
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CRESCENT CENTER

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First Floor Plans



2400 PRESIDENTS DRIVE
MONTGOMERY, ALABAMA

FILE NUMBER	201
PROJECT NUMBER	001
DATE	01.15.2014
SCALE	1/8" = 1'-0"
BEST TITLE	FIRST FLOOR PLAN
WORK PROVIDED	FIRST FLOOR S.F. 12,825 SF SECOND FLOOR S.F. 13,775 SF THIRD FLOOR S.F. 14,825 SF FOURTH FLOOR S.F. 14,825 SF FIFTH FLOOR S.F. 12,435 SF TOTAL SQ. FT. 66,225 SF

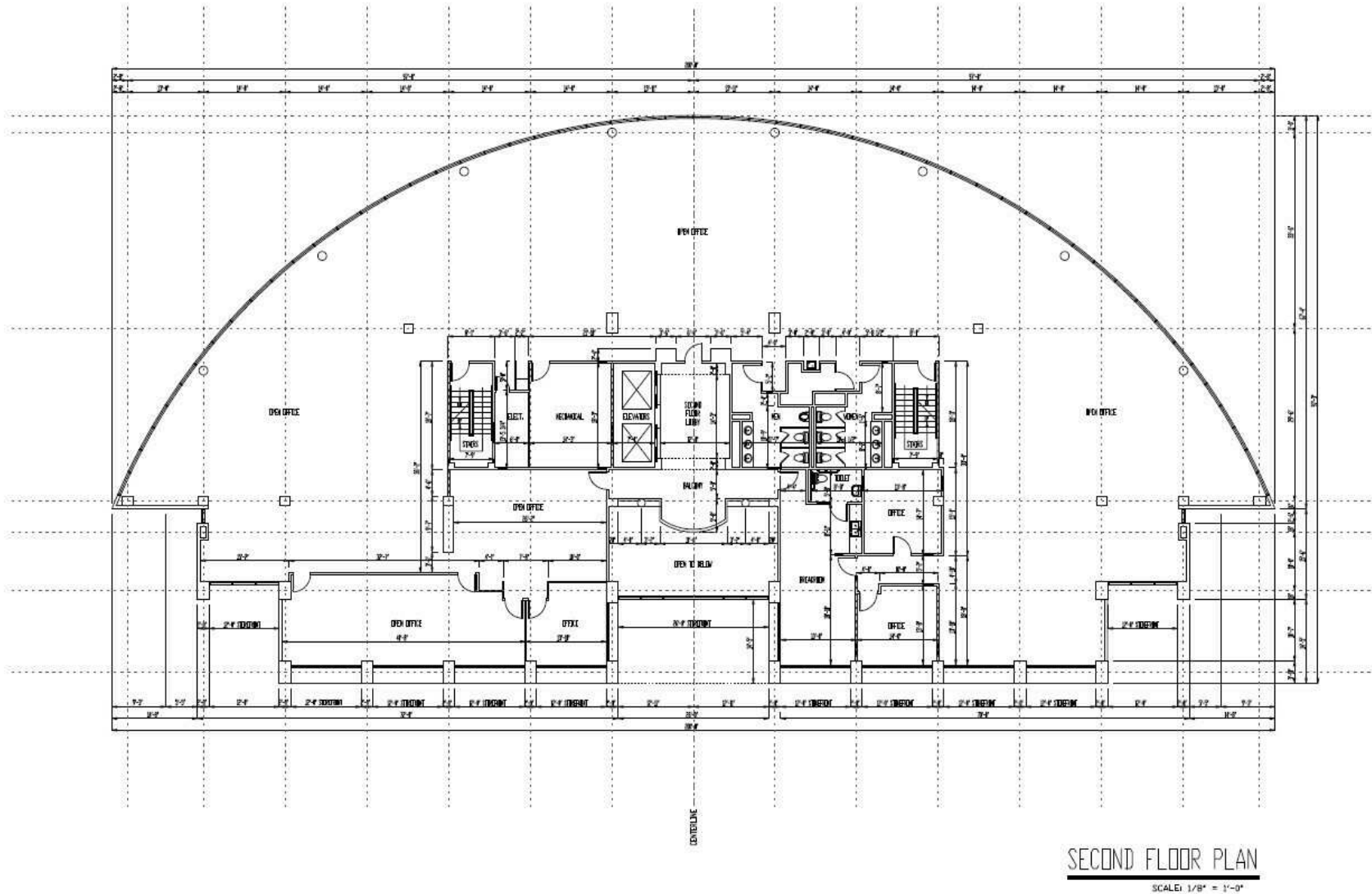
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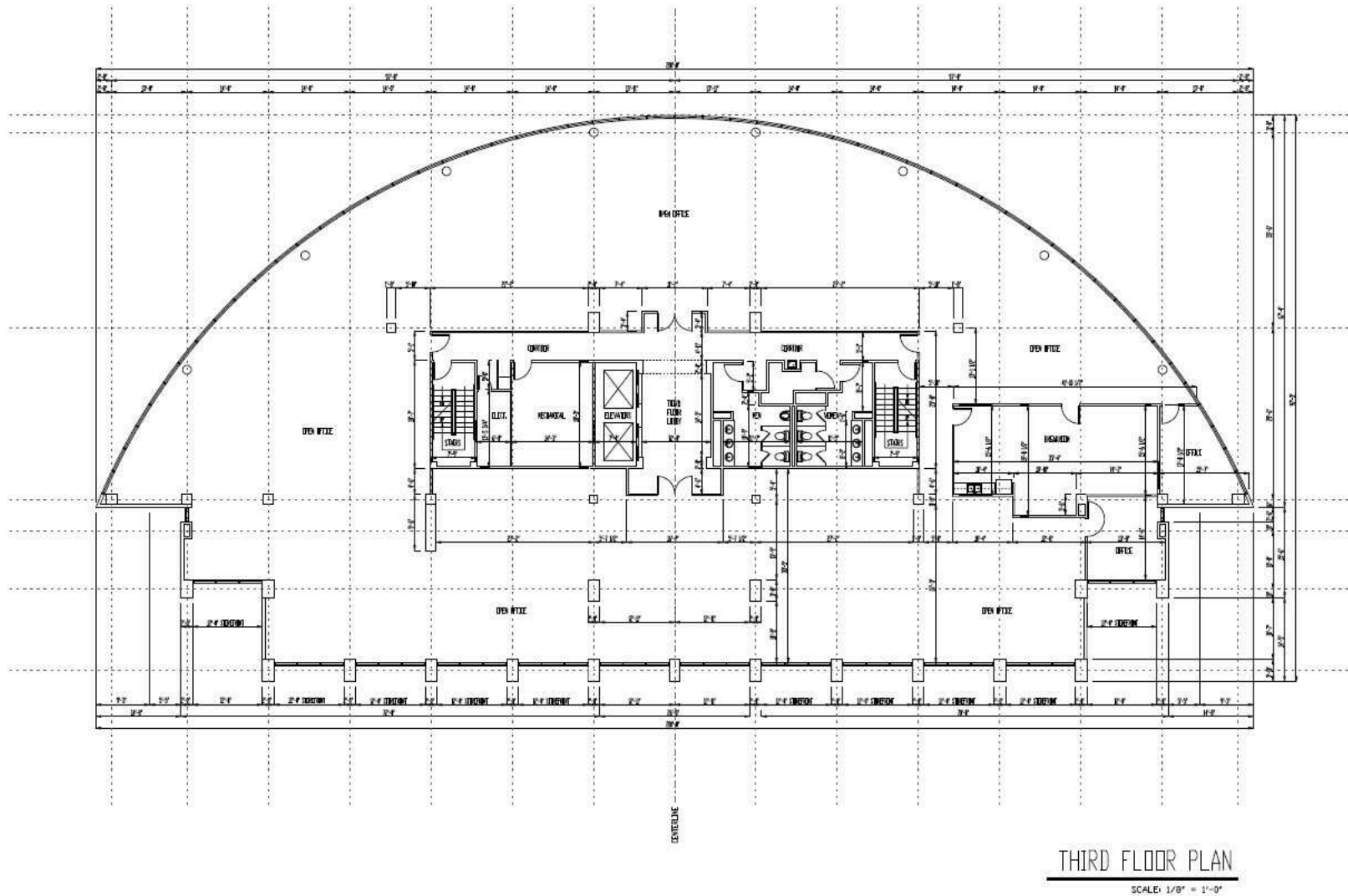
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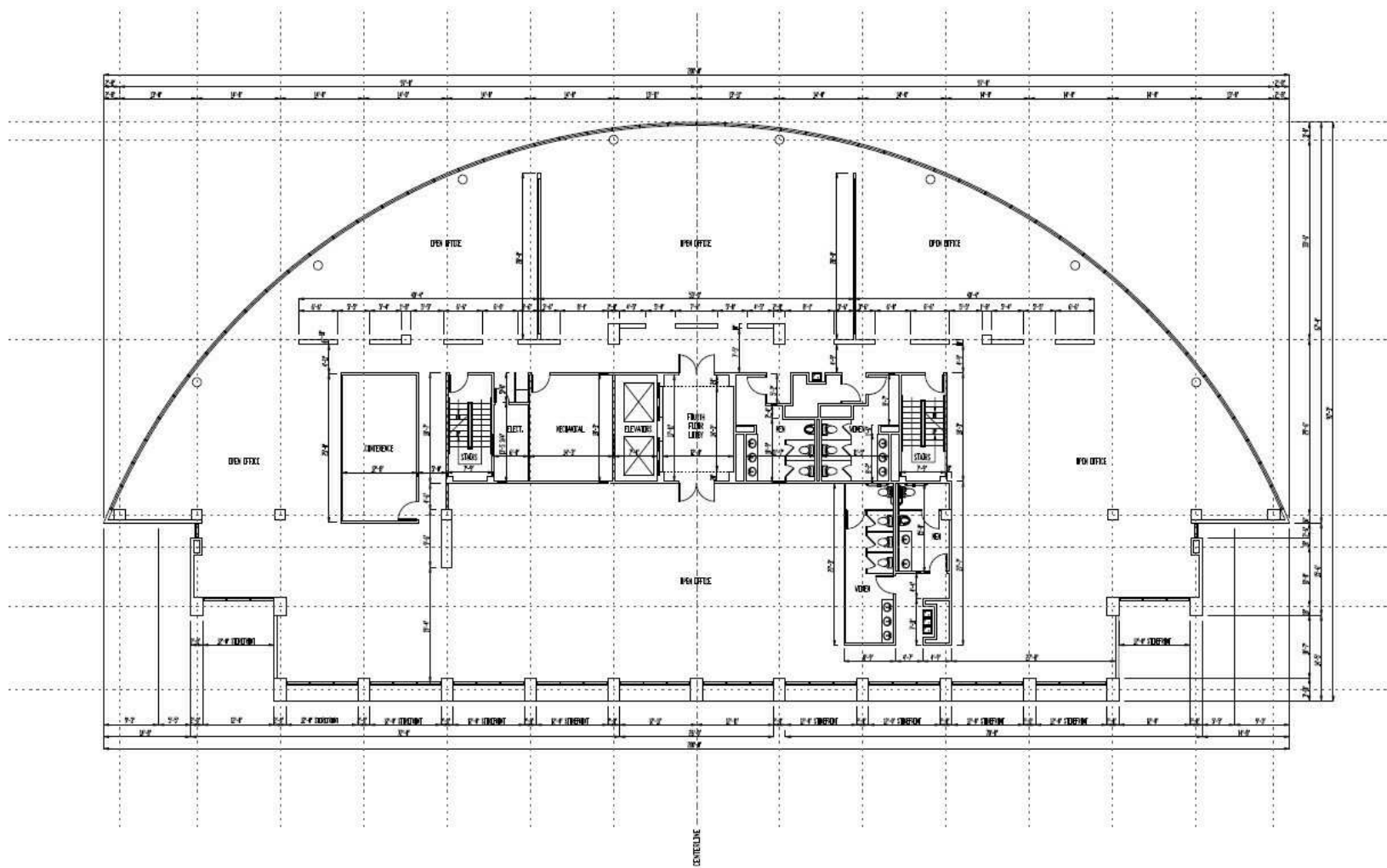
2400 PRESIDENTS DRIVE
MONTGOMERY, ALABAMA

FILE NUMBER	210
PROJECT NUMBER	028
DATE	01.10.2024
WARD	01-1-1
SHEET TITLE	SECOND FLOOR PLAN
OWNER PROVIDED	
FIRST FLOOR S.F.	32,225 SF
SECOND FLOOR S.F.	33,725 SF
THIRD FLOOR S.F.	34,225 SF
FOURTH FLOOR S.F.	34,225 SF
FIFTH FLOOR S.F.	32,435 SF
TOTAL SQ. FT.	66,225 SF



2400 PRESIDENTS DRIVE
MONTGOMERY, ALABAMA

FILE NUMBER	201
PROJECT NUMBER	011
DATE	01.12.2014
SHEET TITLE	
THIRD FLOOR PLAN	
SHEET REVISION	
FIRST FLOOR S.F. 12,825 SF	
SECOND FLOOR S.F. 13,725 SF	
THIRD FLOOR S.F. 14,825 SF	
FOURTH FLOOR S.F. 14,825 SF	
FIFTH FLOOR S.F. 12,435 SF	
TOTAL SQ. FT. 66,225 SF	

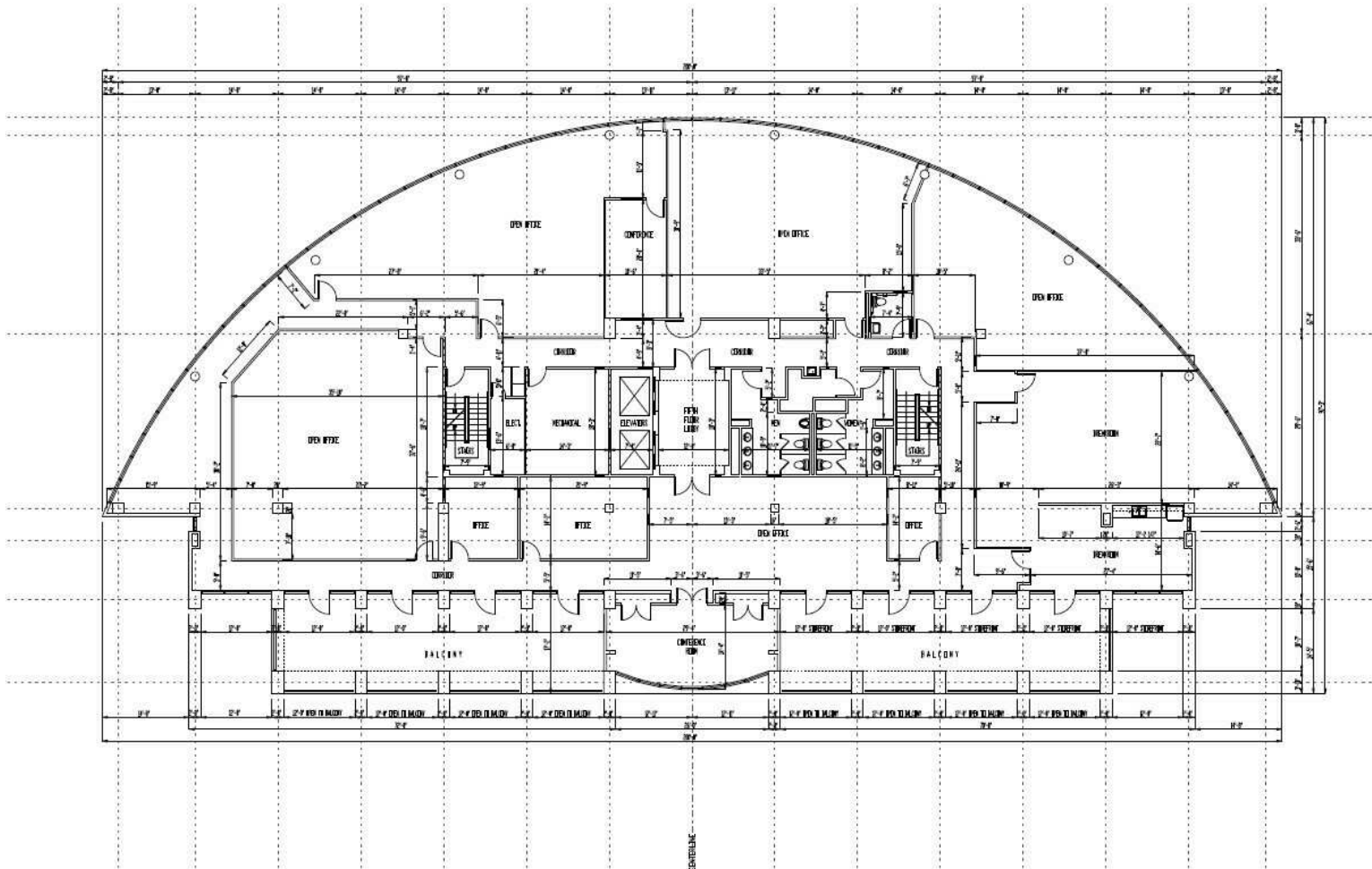


FOURTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

2400 PRESIDENTS DRIVE
MONTGOMERY, ALABAMA

FILE NUMBER	20
PROJECT NUMBER	04
DATE	07.12.2014
SCALE	1/8" = 1'-0"
DESK TITLE	FOURTH FLOOR PLAN
DATE PLOTTED	
FIRST FLOOR SF.	32,245 SF
SECOND FLOOR SF.	33,725 SF
THIRD FLOOR SF.	34,825 SF
FOURTH FLOOR SF.	34,825 SF
FIFTH FLOOR SF.	32,435 SF
TOTAL SQ. FT.	66,225 SF



FIFTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

2400 PRESIDENTS DRIVE
MONTGOMERY, ALABAMA

FILE NUMBER	201
PROJECT NUMBER	CR
DATE	07.12.2014
STAFF	1-1-1-1
SHEET TITLE	FIFTH FLOOR PLAN
DATE REVISION	
FIRST FLOOR S.F.	20,825 SF
SECOND FLOOR S.F.	13,775 SF
THIRD FLOOR S.F.	14,825 SF
FOURTH FLOOR S.F.	14,825 SF
FIFTH FLOOR S.F.	20,425 SF
TOTAL SQ. FT.	66,225 SF
SHEET NUMBER	A5.0

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DEMOGRAPHIC SUMMARY

2400 Presidents Dr, Montgomery, Alabama, 36116

Ring of 3 miles

KEY FACTS

68,001

Population



29,076

Households

35.5

Median Age

\$40,053

Median Disposable Income

EDUCATION

8%

No High School Diploma



28%

High School Graduate



27%

Some College



37%

Bachelor's/Grad/Prof Degree

INCOME



\$48,695

Median Household Income



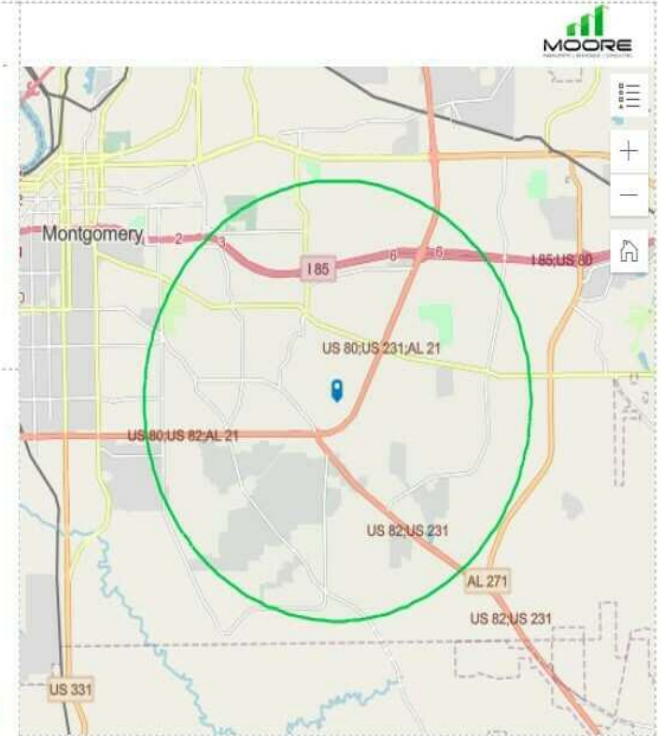
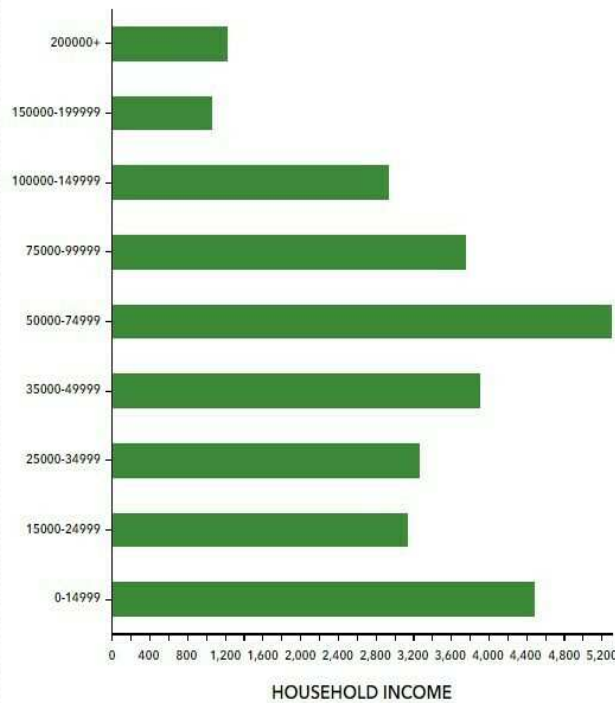
\$30,683

Per Capita Income



\$47,734

Median Net Worth



EMPLOYMENT

62%

White Collar

24%

Blue Collar

18%

Services

6.1%

Unemployment Rate

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Retail Map



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