

# 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, SIOR**

334.386.2441  
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**MOORE COMPANY REALTY**

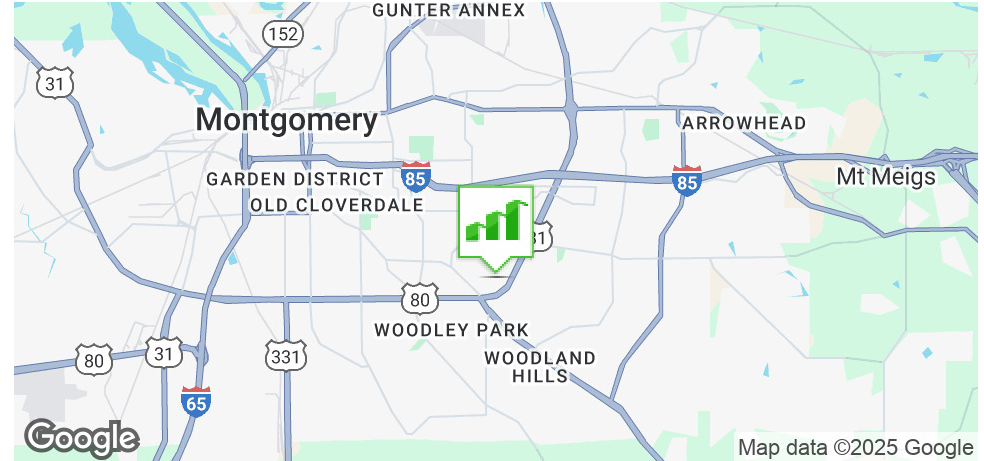
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## Executive Summary



### OFFERING SUMMARY

**Sale Price:** \$2,975,000

**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

- A remarkable \$1,000,000 price cut - Don't miss this opportunity!
- EXTREMELY Motivated Sellers!
- 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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## Additional Photos



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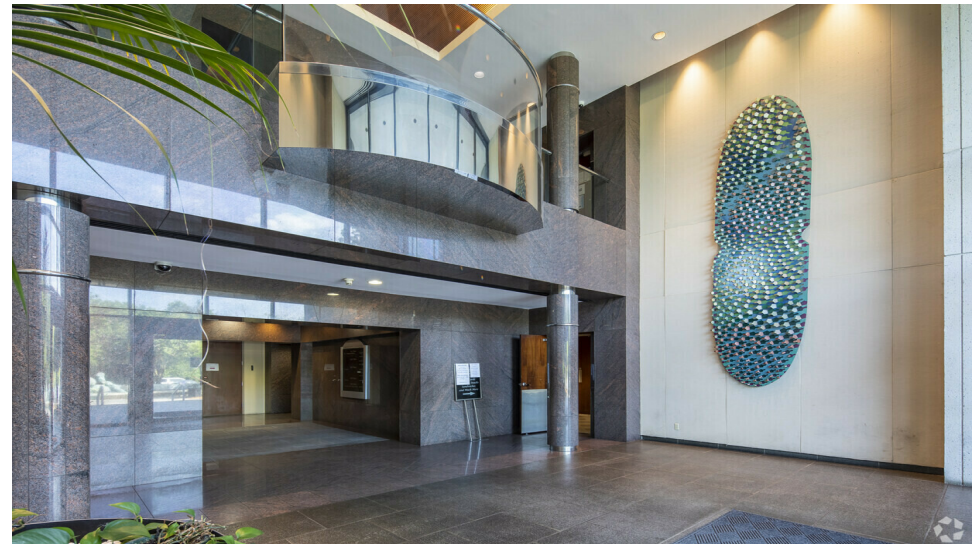
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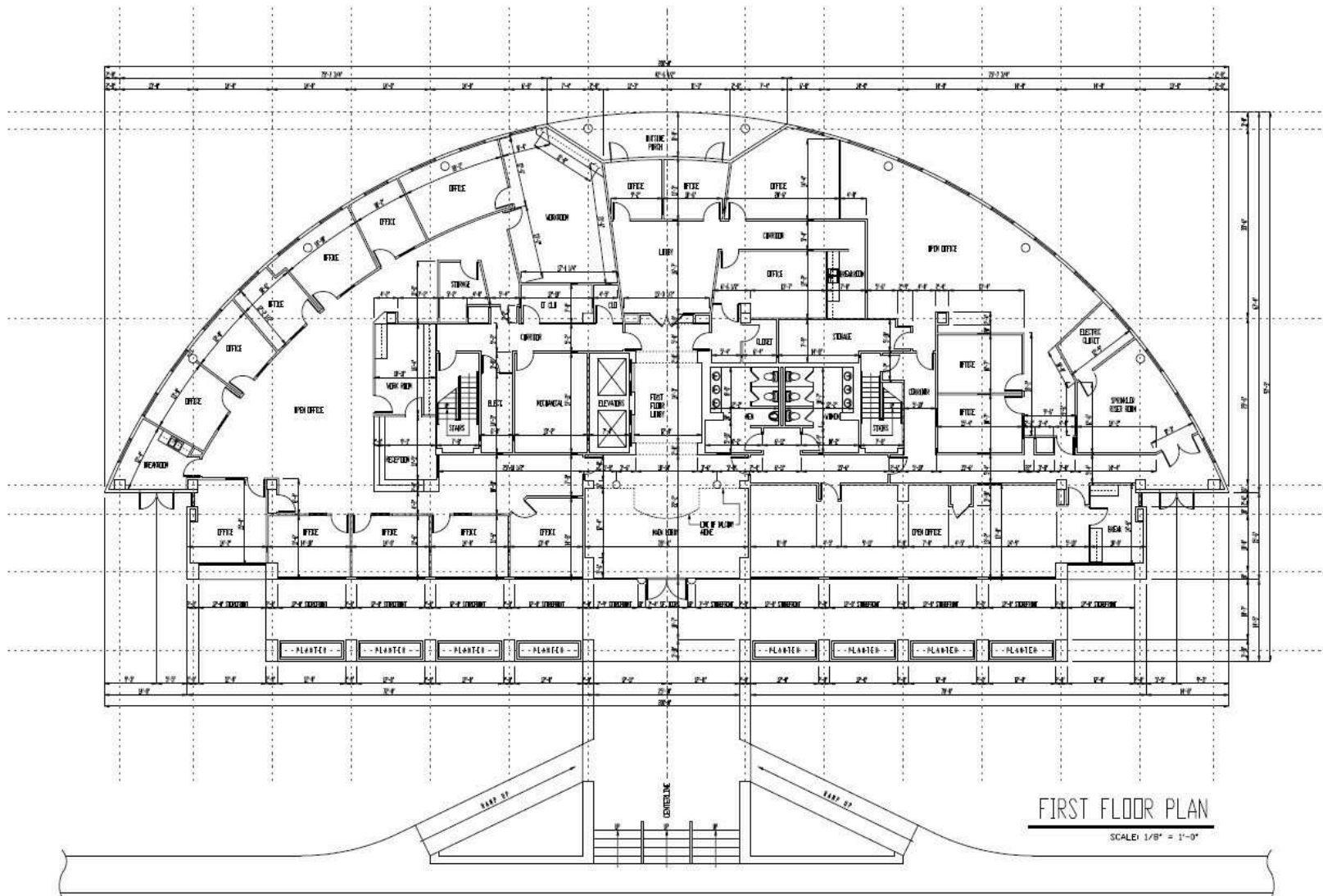
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# CRESCENT CENTER

2400 PRESIDENTS DR., MONTGOMERY, AL 36116

## First Floor Plans



2400 PRESIDENTS DRIVE  
MONTGOMERY, ALABAMA

|                    |                  |
|--------------------|------------------|
| FILE NUMBER        | 221              |
| PROJECT NUMBER     | 01               |
| DATE               | MT 12, 2014      |
| SCALE 1/8" = 1'-0" |                  |
| SHEET TITLE        | FIRST FLOOR PLAN |
| NAME PROVIDED      |                  |
| FIRST FLOOR S.F.   | 12,425 SF        |
| SECOND FLOOR S.F.  | 13,775 SF        |
| THIRD FLOOR S.F.   | 14,425 SF        |
| FOURTH FLOOR S.F.  | 14,425 SF        |
| FIFTH FLOOR S.F.   | 12,425 SF        |
| TOTAL SQ. FT.      | 66,225 SF        |

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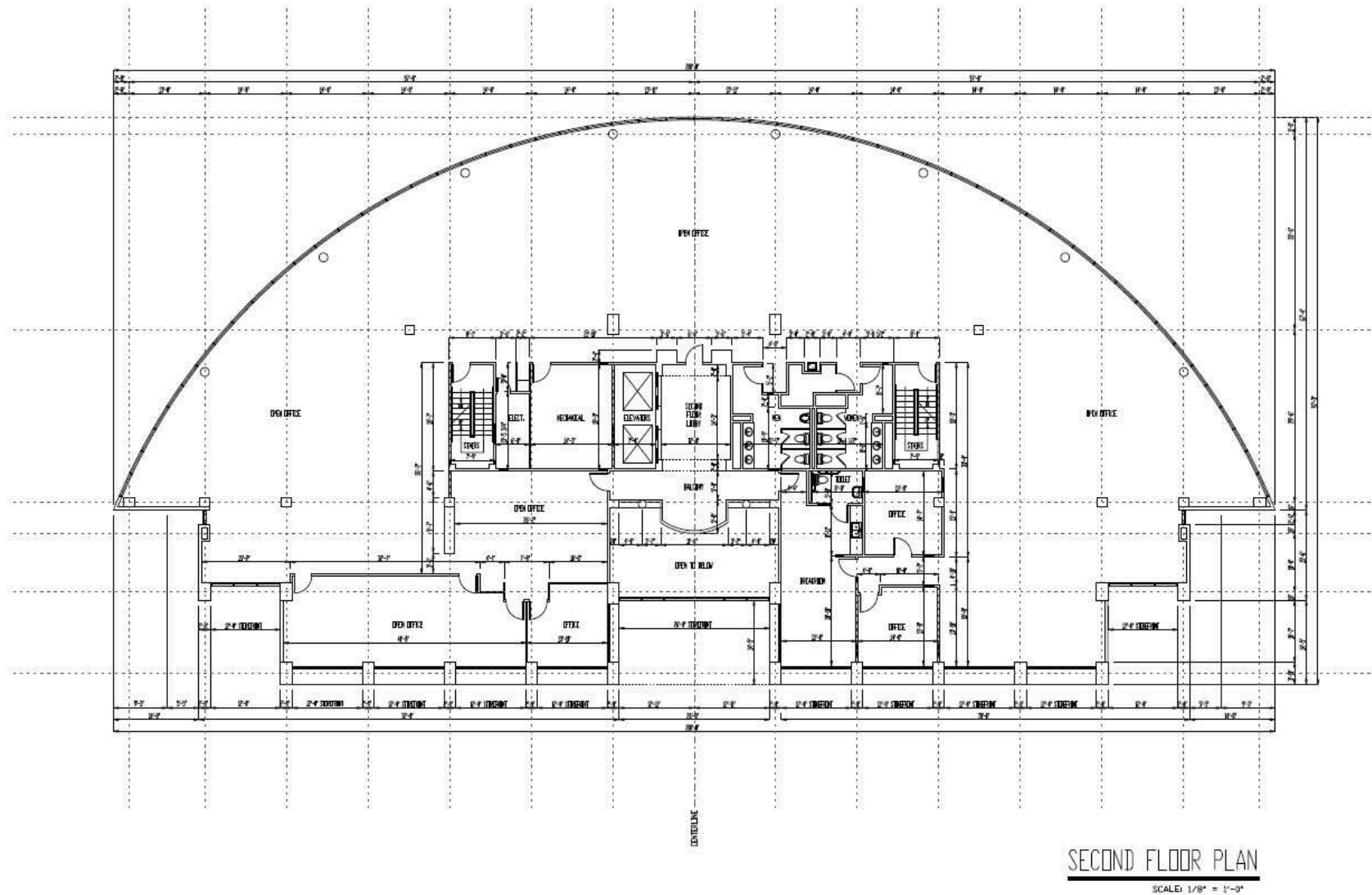
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# CRESCENT CENTER

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## Second Floor Plans



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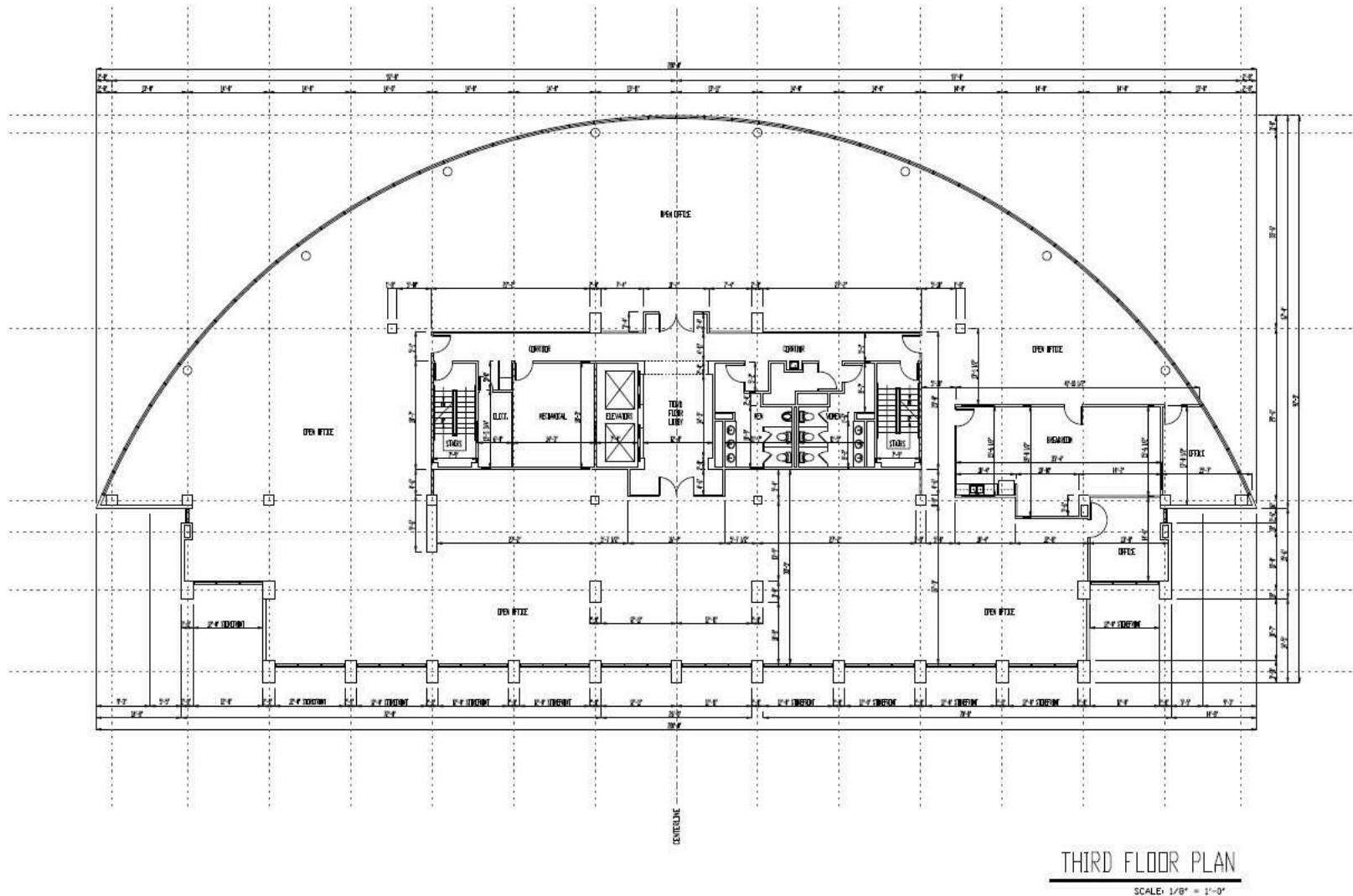
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# CRESCENT CENTER

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## Third Floor Plans



2400 PRESIDENTS DRIVE  
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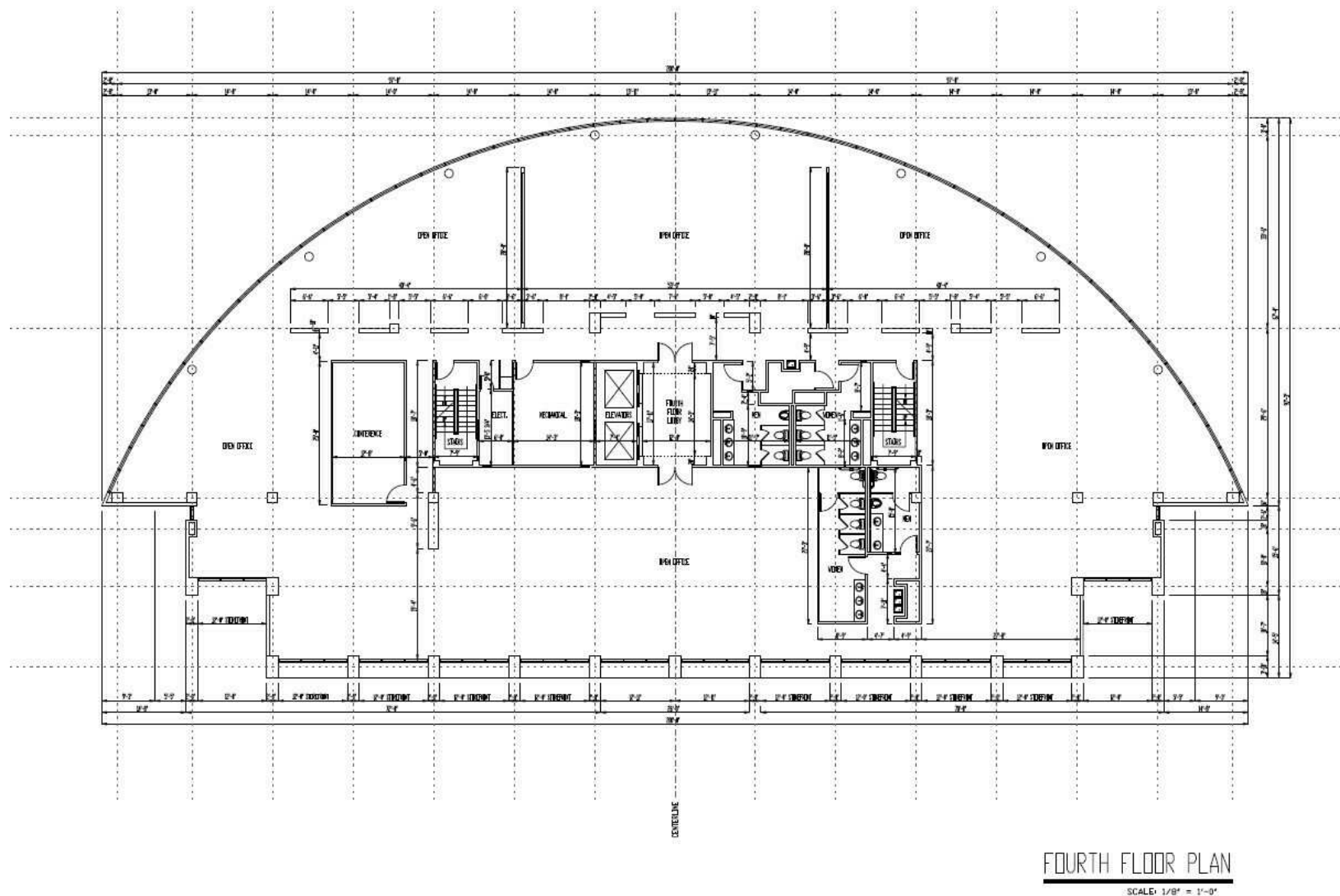
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## Fourth Floor Plans



2400 PRESIDENTS DRIVE  
MONTGOMERY, ALABAMA

|                 |                   |
|-----------------|-------------------|
| FILE NUMBER     | 20                |
| PROJECT NUMBER  | 04                |
| DATE            | 01/11/2014        |
| SCALE           | 1/8" = 1'-0"      |
| DESK TITLE      | FOURTH FLOOR PLAN |
| DATE REVISED    |                   |
| FIRST FLOOR SF  | 10,425 SF         |
| SECOND FLOOR SF | 10,725 SF         |
| THIRD FLOOR SF  | 14,825 SF         |
| FOURTH FLOOR SF | 14,825 SF         |
| FIFTH FLOOR SF  | 10,425 SF         |
| TOTAL SQ. FT.   | 66,225 SF         |

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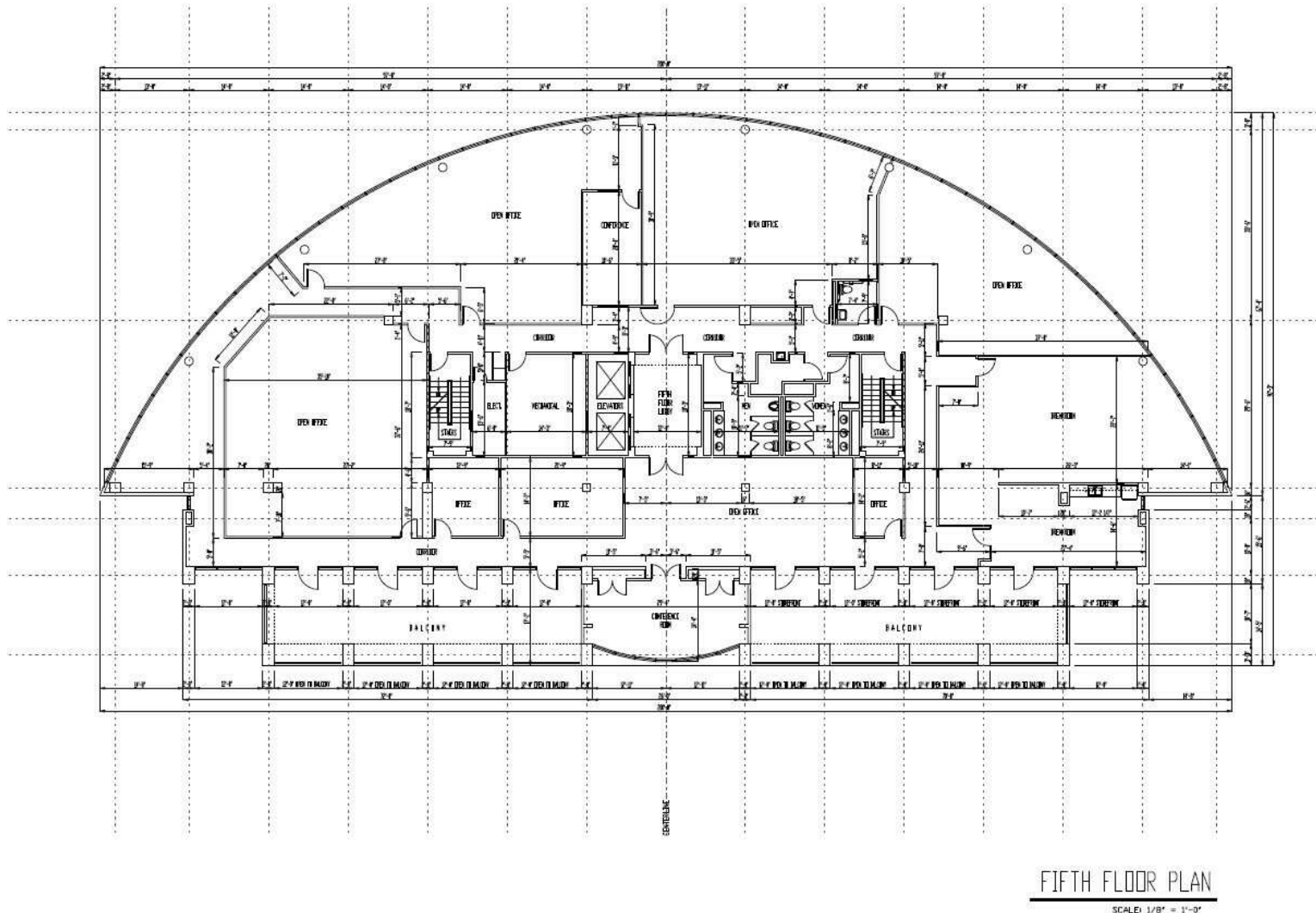
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## Fifth Floor Plans



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|                   |                  |
|-------------------|------------------|
| FILE NUMBER       | 203              |
| PROJECT NUMBER    | CM               |
| DATE              | MT 12, 2014      |
| STANDARD          | 1/8" = 1'-0"     |
| SHEET TITLE       | FIFTH FLOOR PLAN |
| NAME PROVIDED     |                  |
| FIRST FLOOR S.F.  | 10,425 S.F.      |
| SECOND FLOOR S.F. | 10,725 S.F.      |
| THIRD FLOOR S.F.  | 14,425 S.F.      |
| FOURTH FLOOR S.F. | 14,425 S.F.      |
| FIFTH FLOOR S.F.  | 22,425 S.F.      |
| TOTAL S.F.        | 66,225 S.F.      |
| SHEET NUMBER      | A5.0             |

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## Demographics

### 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



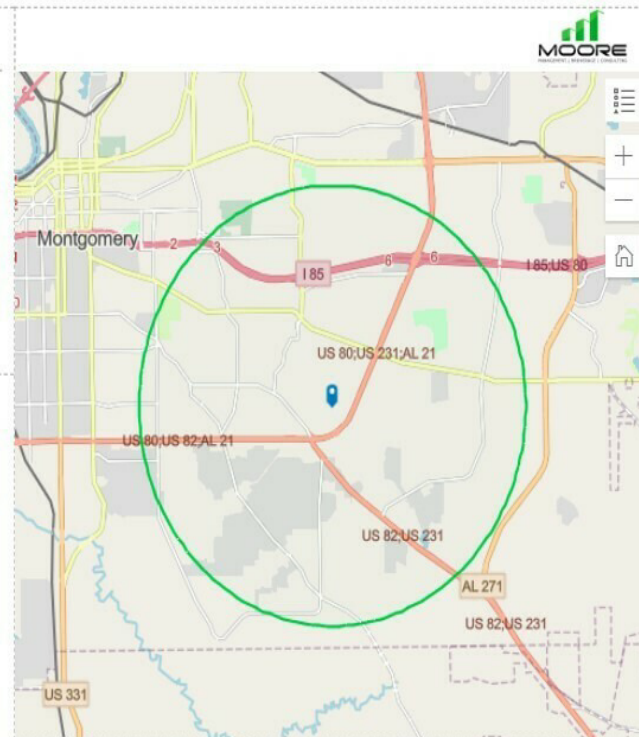
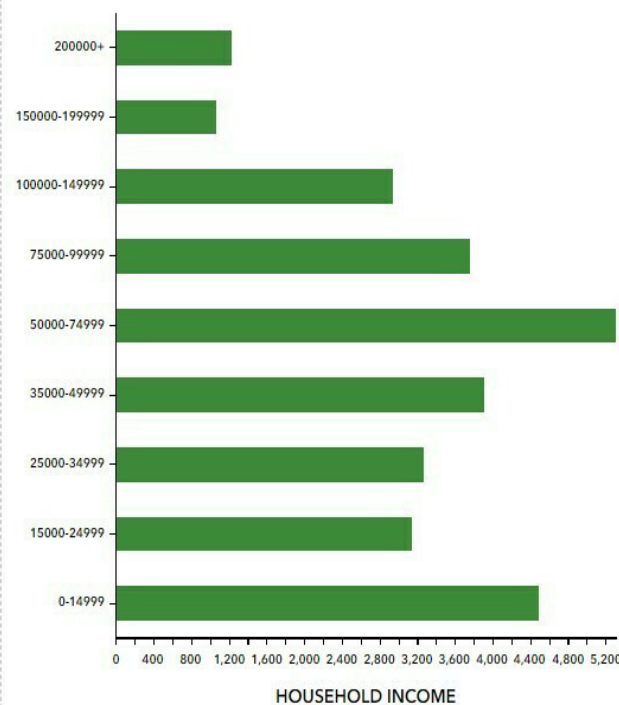
\$30,683

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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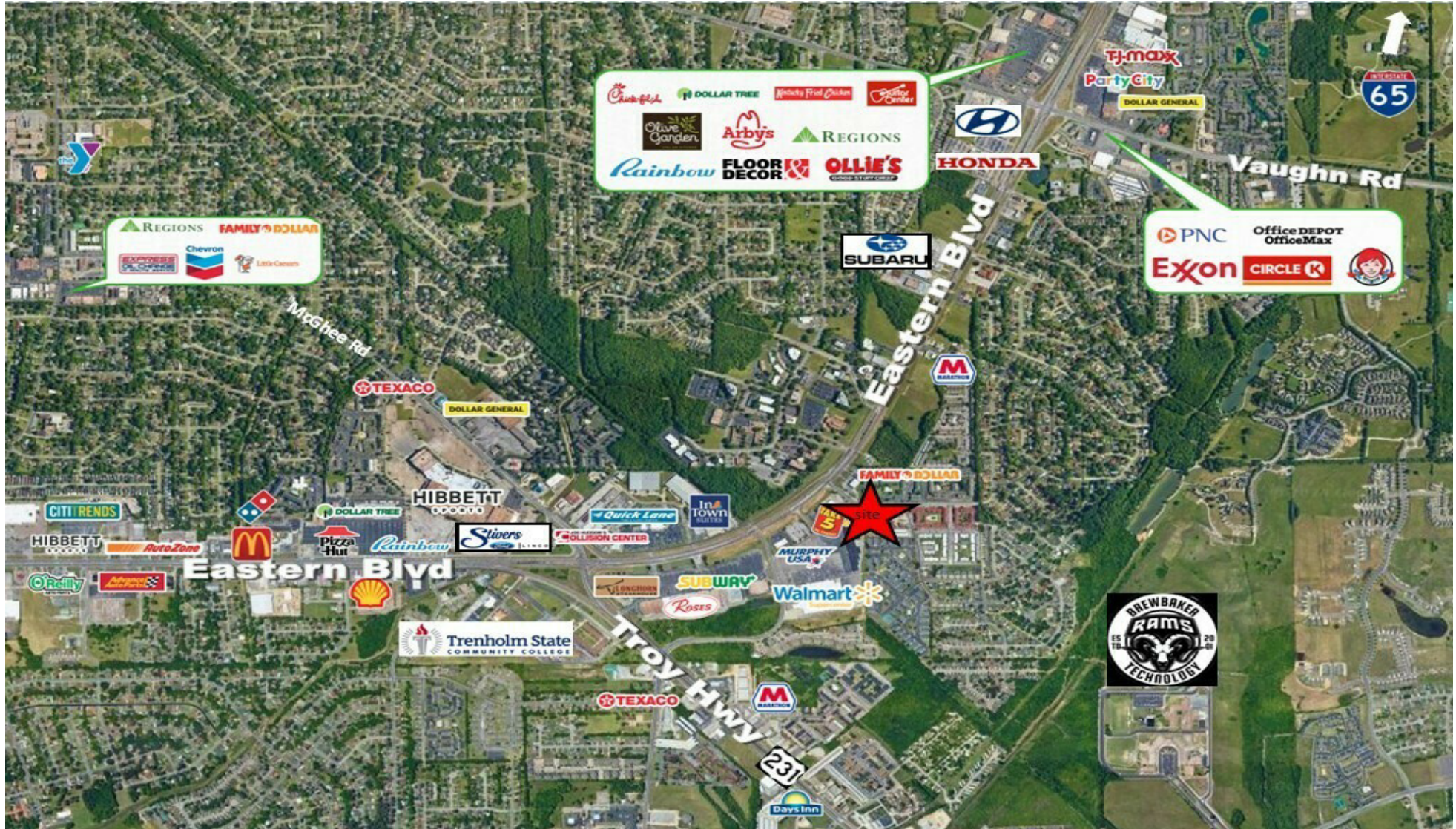
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## Retail Map



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