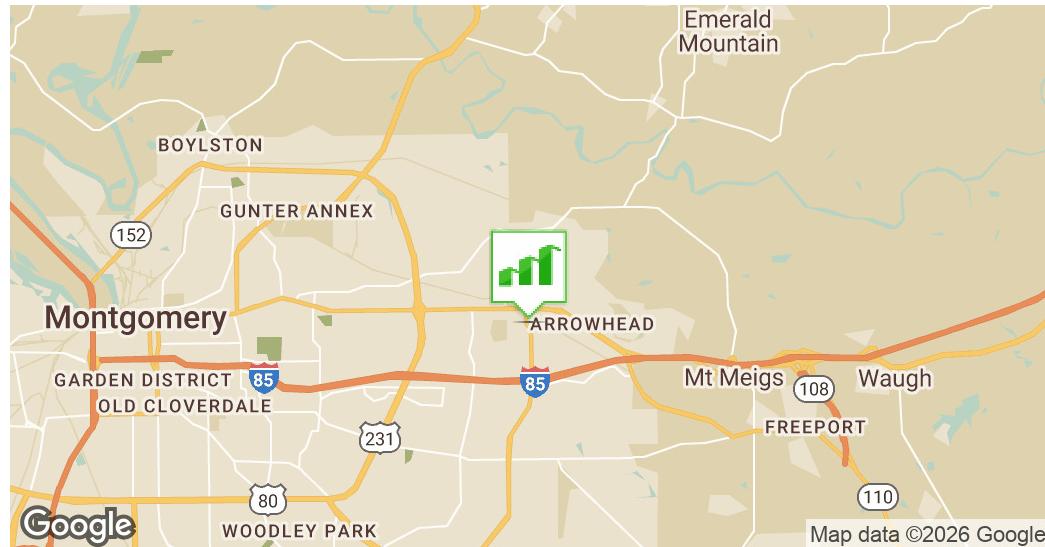


257 WINTON M BLOUNT LOOP

MONTGOMERY, AL 36117

Property Summary



OFFERING SUMMARY

Lease Rate:	\$15.25 SF/yr (NNN)
Available SF:	4,347 SF
Lot Size:	± 0.49 Acres
Building Size:	± 4,347 SF
Zoning:	0-1

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,299	19,177	39,134
Total Population	5,038	43,188	91,410
Average HH Income	\$85,869	\$90,850	\$91,409

PROPERTY HIGHLIGHTS

- Professional medical office building located in the heart of East Montgomery's established healthcare corridor
- Positioned just minutes from Baptist Medical Center East, one of the area's primary hospitals (serves over 180,000 patients annually)
- Surrounded by a dense concentration of medical offices, specialty practices, and healthcare providers
- Excellent accessibility with close proximity to Interstate 85 (± 1.23 miles)
- Located near major arterial roads including Taylor Road and Atlanta Highway, offering strong visibility and ease of access for patients and staff
- Situated in East Montgomery, one of the city's most desirable submarkets for medical and professional office use
- Close to retail, dining, and service amenities along Atlanta Highway & Taylor Rd
- Ideal for medical, healthcare, or professional office users seeking proximity to a major hospital campus and an established medical community

GENE CODY, CCIM, SIOR

334.386.2441
gcody@mcrmpm.com

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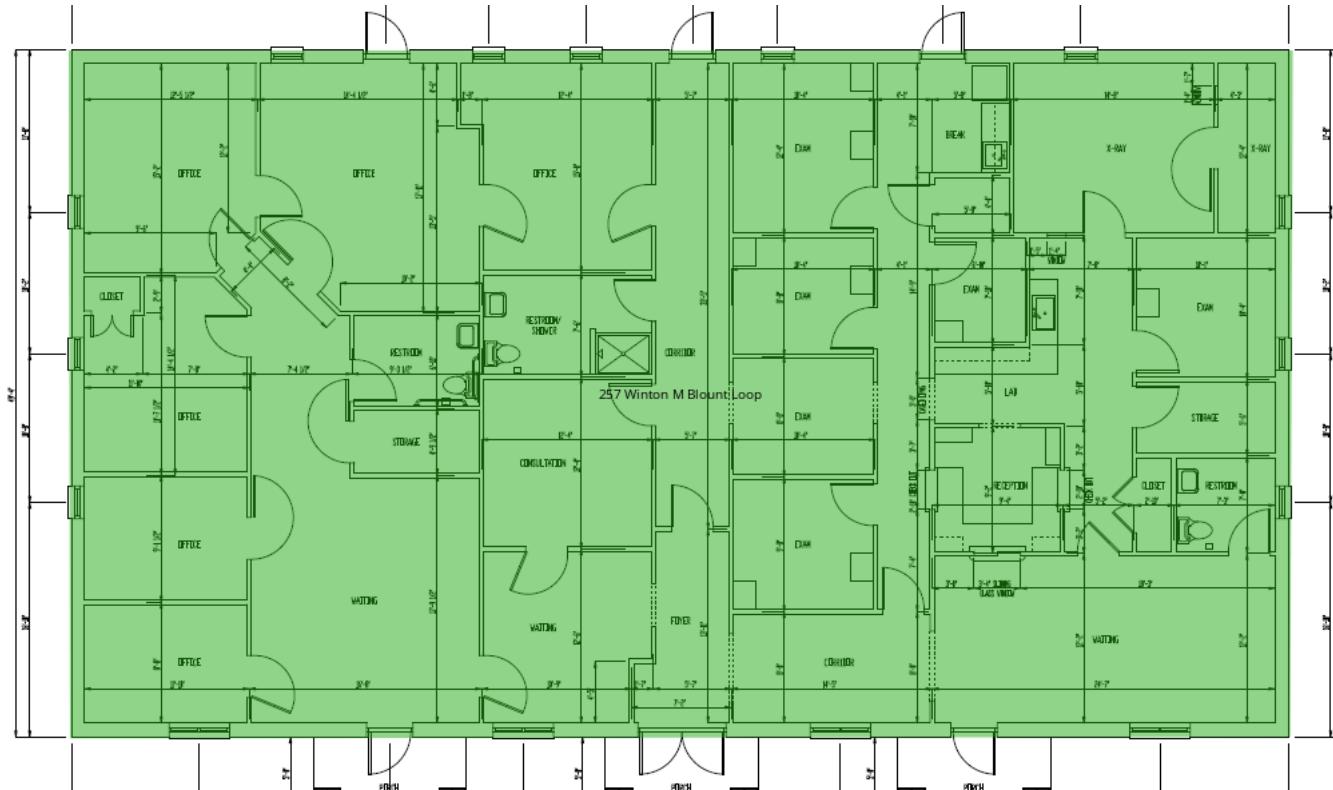
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257 WINTON M BLOUNT LOOP

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Plans



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
257 Winton M Blount Loop	Available	4,347 SF	NNN	\$15.25 SF/yr

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Retail Map



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