

# 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:        | O-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

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MOORE COMPANY REALTY

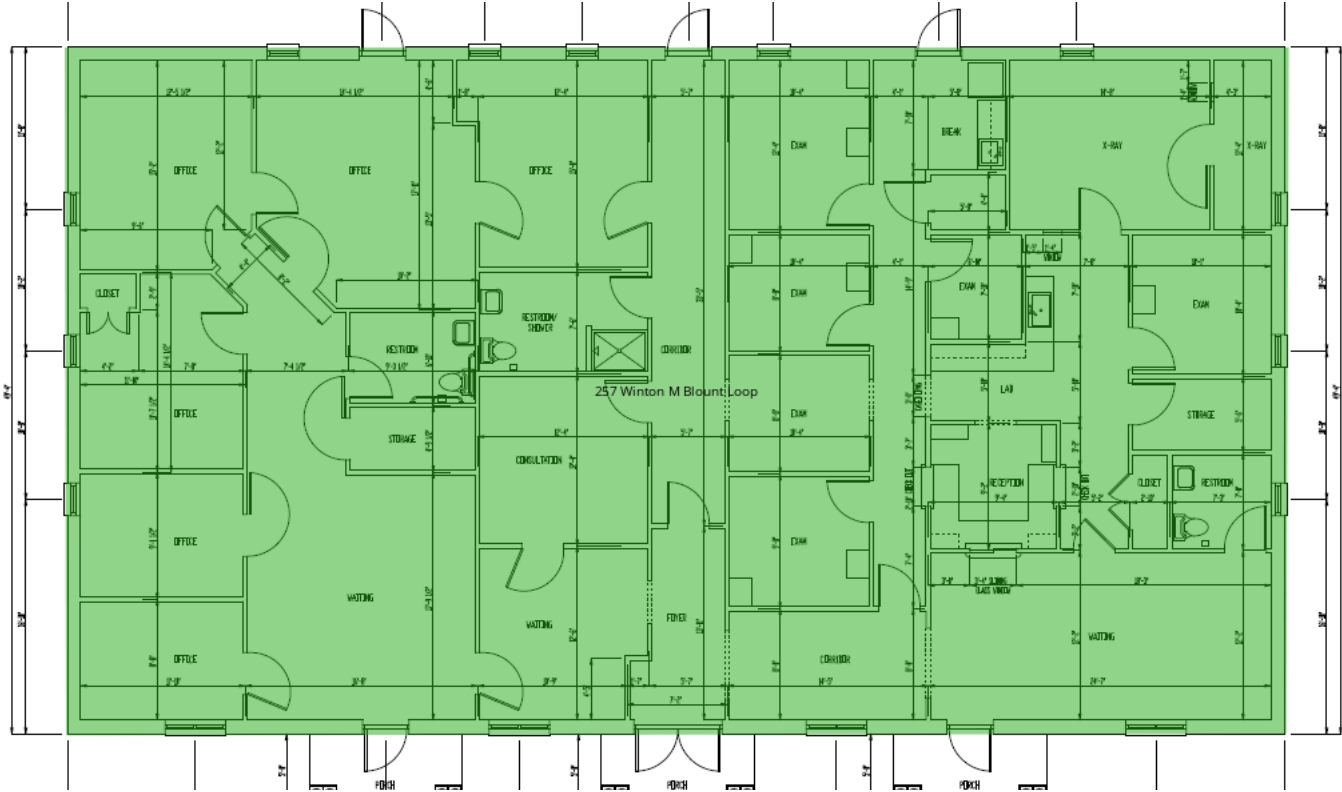
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Plans



## 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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