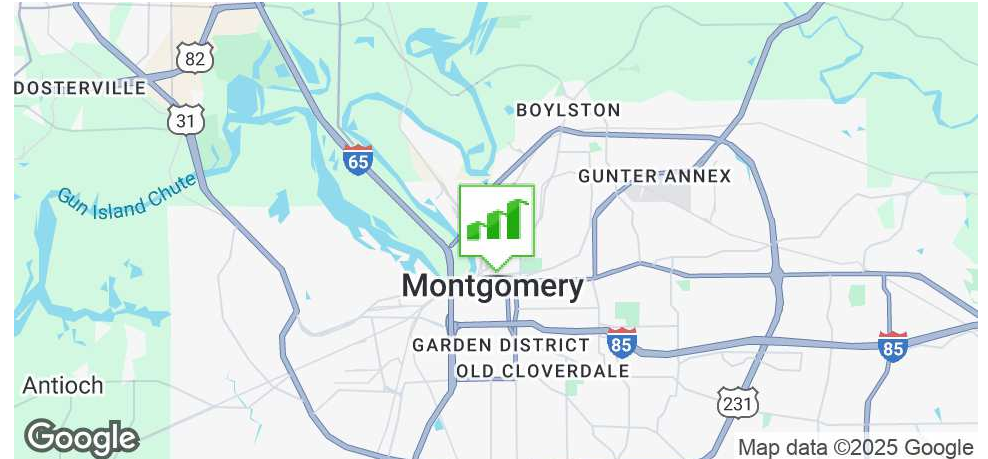


322_344 NORTH LAWRENCE STREET

MONTGOMERY, AL 36104

Executive Summary



OFFERING SUMMARY

Available SF: ± 0.25 Acres

Lease Rate: Contact Agent

Lot Size: ± 0.25 Acres

Zoning: T4-0

PROPERTY HIGHLIGHTS

- Incredible Ground Lease Opportunity in the vibrant heart of Downtown Montgomery!
- This prime location offers unparalleled access to cultural landmarks, it is steps away from the Equal Justice Initiative, Legacy Museum, Biscuits Baseball Stadium, NEW eatery's Little Donkey and Hero's Donut Shop
- Adjacent to the new Residence Inn and a Home2Suites that are under construction at 400 N. Perry St. The plans call for two six-story hotels with a total of 273 rooms a three-level parking garage.
- Downtown Montgomery is experiencing a revitalization effort focused on attracting businesses, enhancing the visitor experience, and creating a more vibrant and accessible community. This growth is fueled by initiatives like Main Street Alabama, which aims to revitalize the downtown area by attracting new businesses, entrepreneurs, and investors. The city is also investing in infrastructure, including new hotels, restaurants, and mixed-use developments.
- ± 1 mile from I-65 access
- Less than 2 miles from Montgomery Whitewater Park: A world-class outdoor recreation park in Montgomery, Alabama, featuring an Olympic-standard whitewater course with both beginner and expert-level rapids, including a 2,200-foot Adventure Channel and a 1,600-foot Competition Channel. The project, which opened in July 2023, was designed to boost economic growth, tourism, and the quality of life for residents, with an expected 300,000 annual visitors and over \$35 million in revenue.
- Less than 2 miles from Maxwell Air Force Base (AFB) in Montgomery, Alabama- a major economic driver, hosting the Air University and attracting over 34,000 students annually. People come to Maxwell AFB as military personnel, students, civilian employees, and contractors, supporting a wide range of activities. Maxwell and Gunter Air Force bases generate a \$2 billion per year economic impact and are the largest employers in the area.

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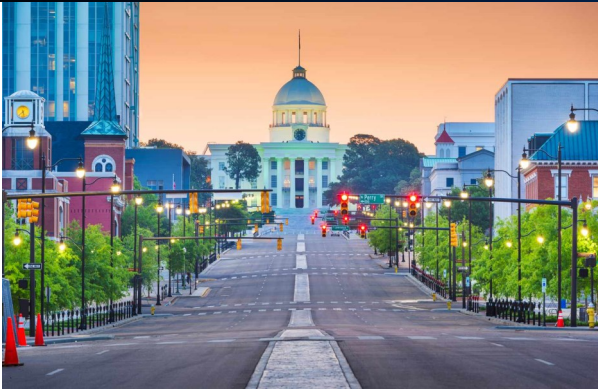
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322_344 NORTH LAWRENCE STREET

MONTGOMERY, AL 36104

Montgomery, AL



Montgomery, AL

Downtown Montgomery is a dynamic area with a rich history, featuring landmarks like the Alabama State Capitol and the Rosa Parks Library and Museum, alongside cultural attractions such as the Alabama Shakespeare Festival and the Exchange Bar. **The area has experienced significant revitalization, with investments in public spaces, restaurants, and mixed-use developments, leading to a surge in residential development and contributing to a vibrant and diverse community.**



The Equal Justice Initiative (EJI), founded by Bryan Stevenson, is a non-profit organization dedicated to challenging racial and economic injustice. EJI established the Legacy Museum and the National Memorial for Peace and Justice in Montgomery, Alabama, to confront America's history of racial injustice. The National Memorial for Peace and Justice commemorates over 4,400 African Americans who were victims of racial terror lynchings between 1877 and 1950.



Montgomery Whitewater is Alabama's premier outdoor destination, offering a world-class whitewater experience within walking distance of downtown Montgomery. This 120-acre outdoor lifestyle center features an Olympic-standard recirculating whitewater course with Class II-IV rapids, catering to all skill levels from beginners to experts. The park, which opened in July 2023, also includes various dry-side activities like mountain biking, rock climbing, and ropes courses.



Maxwell Air Force Base (AFB) is a cornerstone of Montgomery's economy and community, generating a substantial \$2.6 billion economic impact annually, making it the largest employer in the city. As the intellectual and leadership center of the U.S. Air Force, Maxwell is home to Air University, the International Officers School, and numerous professional schools, attracting over 34,000 students annually. The city has also implemented initiatives to support military families, such as the DoDEA school pilot program, license reciprocity for military spouses, and the F-35 Joint Strike Fighter program, further solidifying the strong relationship between Maxwell AFB and the city of Montgomery.



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Area Map



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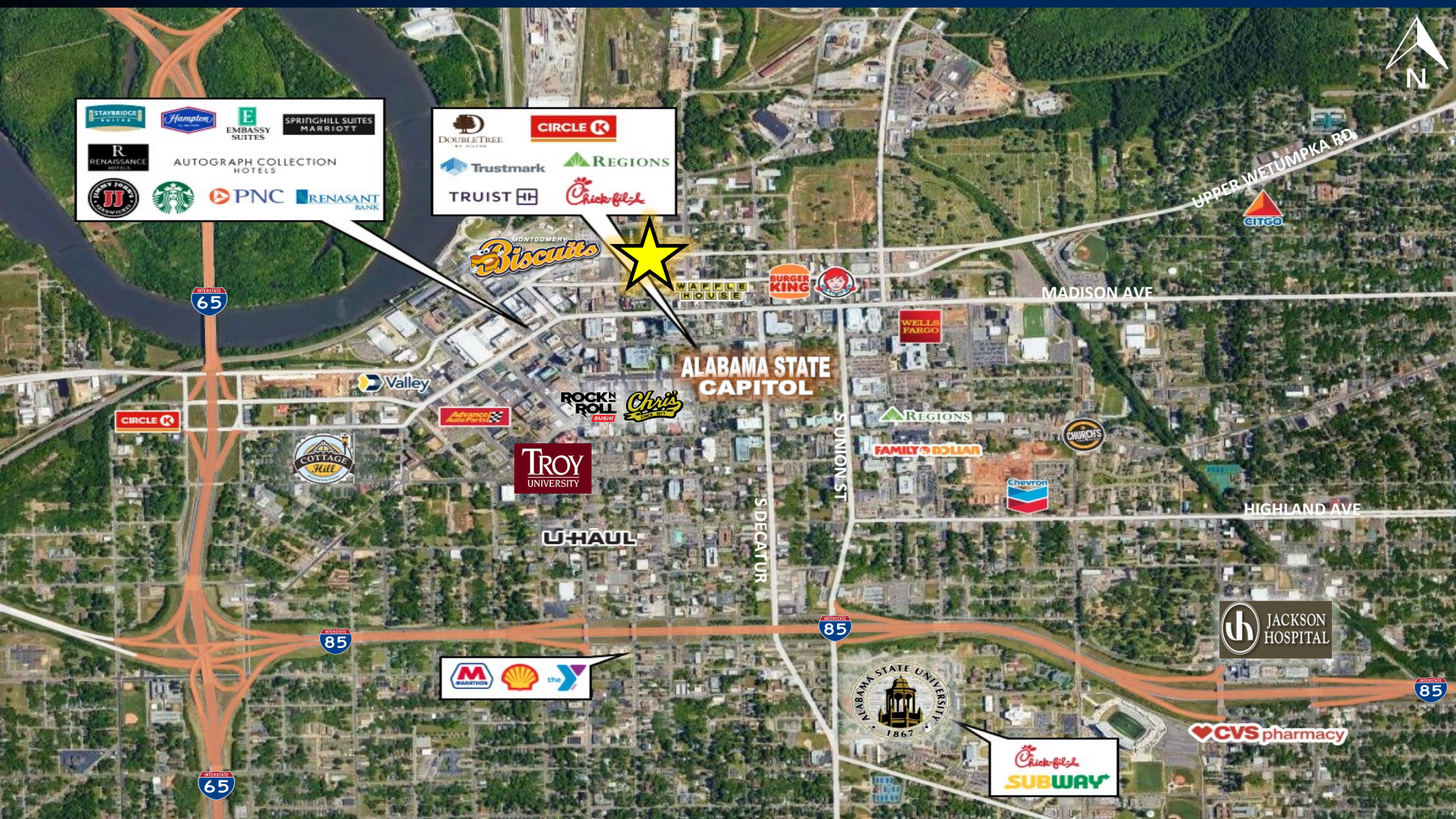
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322_344 NORTH LAWRENCE STREET

MONTGOMERY, AL 36104

Retail Map



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