

MIDTOWN MONTGOMERY LOCATION

3815 Interstate Court, Montgomery, AL 36109



PROPERTY DESCRIPTION

Introducing a prime investment opportunity! This expansive 48,652 SF office building which has been pre-approved for a hotel, presents a lucrative prospect for the discerning investor. Situated on a B-4 zoned lot, this property, with its solid construction dating back to 1974, offers a wealth of potential. Boasting ample space and a strategic location in the heart of Montgomery, this offering is an ideal choice for those seeking a solid foothold in the office building investment market. With its impressive size and versatile potential, this property is a compelling prospect for astute investors.

LOCATION DESCRIPTION

Discover the vibrant surroundings of Midtown Montgomery, where an array of amenities and attractions awaits. From the Montgomery Museum of Fine Arts to the bustling Eastdale Mall, the area offers something for everyone. With proximity to the Montgomery Zoo and the serene Blount Cultural Park, tenants and employees can enjoy a diverse range of leisure options. Diverse dining and shopping establishments dot the landscape, providing convenient options for a quick lunch or after-work activities. The area's accessibility and array of attractions make it a compelling choice for those seeking to establish a presence in this dynamic part of the city.

PRESENTED BY:

David Potts

Specializing in Commercial Sales & Leasing Transactions

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PROPERTY HIGHLIGHTS

- Expansive Office Building for Sale or Lease
- Ideal Site for Pre-Approved Hotel Use
- Easy Set-Up for Mini-Warehouse Conversion
- Prime Location with Excellent I-85 Exposure
- High Traffic Count Area for Maximum Brand Visibility
- Strategic Location for Easy Access City and Statewide

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,100	34,416	63,126
Total Population	7,442	79,622	149,225
Average HH Income	\$91,212	\$68,585	\$67,656

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Sale Price	MAKE AN OFFER
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Lease Rate	\$10.00 SF/YR
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PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	B-4
Lot Size	87,312 SF
APN #	10 05 15 4 009 022.000
Lot Frontage	219.2 ft
Lot Depth	426.33 ft
Traffic Count	113642
Traffic Count Street	I-85

LOCATION INFORMATION

Building Name	Midtown Montgomery Location
Street Address	3815 Interstate Court
City, State, Zip	Montgomery, AL 36109
County	Montgomery

BUILDING INFORMATION

Building Size	48,652 SF
Building Class	B
Number of Floors	3
Year Built	1974
Number of Buildings	0

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	2.84
Number of Parking Spaces	145

UTILITIES & AMENITIES

Restrooms	1.0
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LEASE INFORMATION

Lease Type:	NN
Total Space:	40,000 SF

Lease Term:	Negotiable
Lease Rate:	\$10.00 SF/yr

AVAILABLE SPACES

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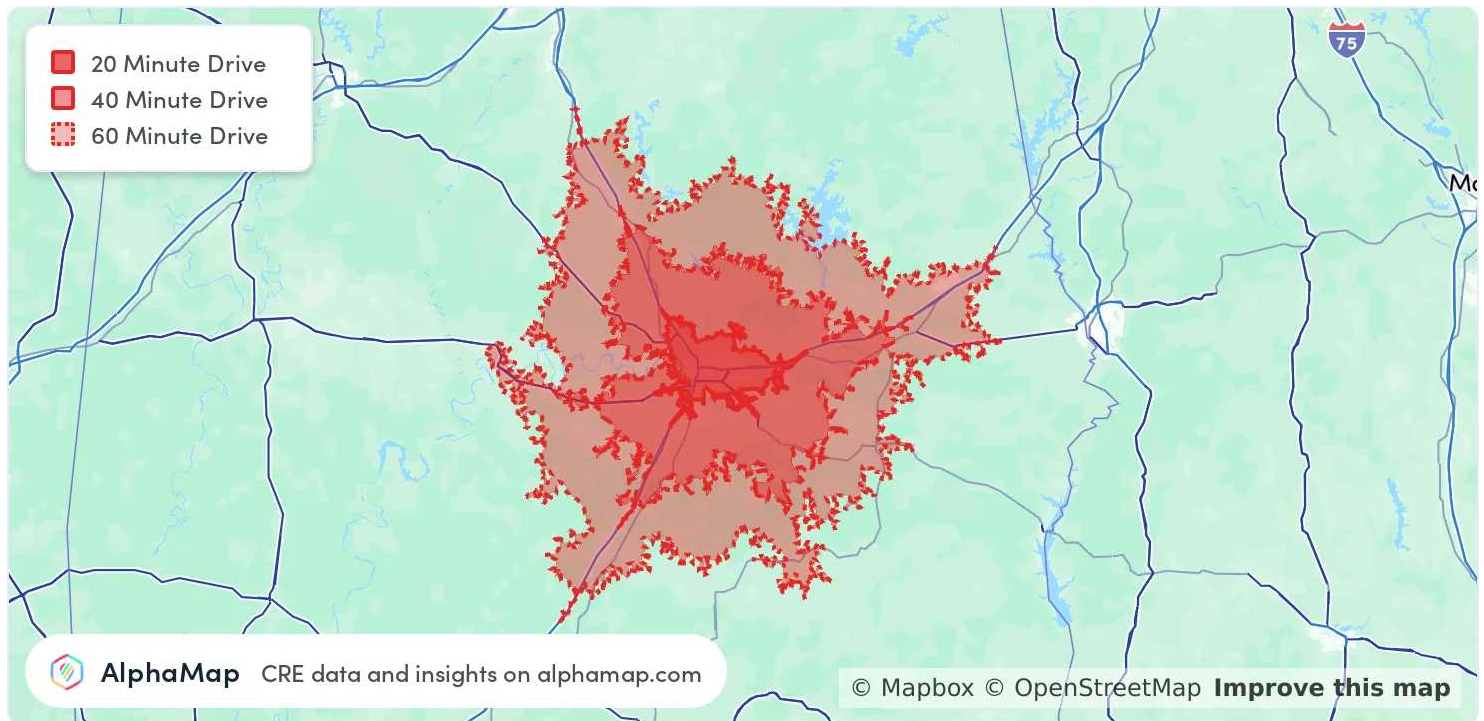
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POPULATION	20 MINUTES	40 MINUTES	60 MINUTES
Total Population	240,487	363,770	512,561
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	41	41	41

HOUSEHOLD & INCOME	20 MINUTES	40 MINUTES	60 MINUTES
Total Households	98,686	144,526	205,570
Persons per HH	2.4	2.5	2.5
Average HH Income	\$76,414	\$80,338	\$78,815
Average House Value	\$210,642	\$222,272	\$221,691
Per Capita Income	\$31,839	\$32,135	\$31,526

Map and demographics data derived from AlphaMap

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