

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,000,000
Building Size:	34,448 SF
Lot Size:	4.5 Acres
Number of Units:	102
Price / SF:	\$87.09
Year Built:	1966
Zoning:	B-2

PROPERTY OVERVIEW

Formerly Longleaf Nursing & Rehab, this skilled nursing facility is located in Montgomery, Alabama and is currently unoccupied. Situated on a 4.5-acre lot, the exterior offers well-maintained landscaping with 410' of road frontage on East South Blvd. This property features exceptional curb-appeal, high visibility with signage, and traffic counts exceeding 30,000, making the property ideal for a variety of uses. The main building is approximately 25,249 SF, the secondary building consists of 9,199 SF, and the total combined canopy coverage is approximately 2,157 SF. The buildings were constructed in 1966 and were licensed for 102 beds during operations. There are 4 hospitals within 25 miles of the nursing facility. The two closest hospitals are Baptist Medical Center South and Jackson Hospital & Clinic. For more information or to schedule your tour contact Mickey Phillips at 334-312-1100.

PROPERTY HIGHLIGHTS

- 410' Road Frontage on East South Blvd.
- 2021 ALDOT Traffic Count 30,663
- Beautifully Maintained Landscaping
- 480 SF Courtyard Wrought Iron Fenced
- 55 Parking Spaces

1300 EAST SOUTH BLVD. MONTH | SKILLED NURSING BUILDING FOR SALE

ADDITIONAL PHOTOS

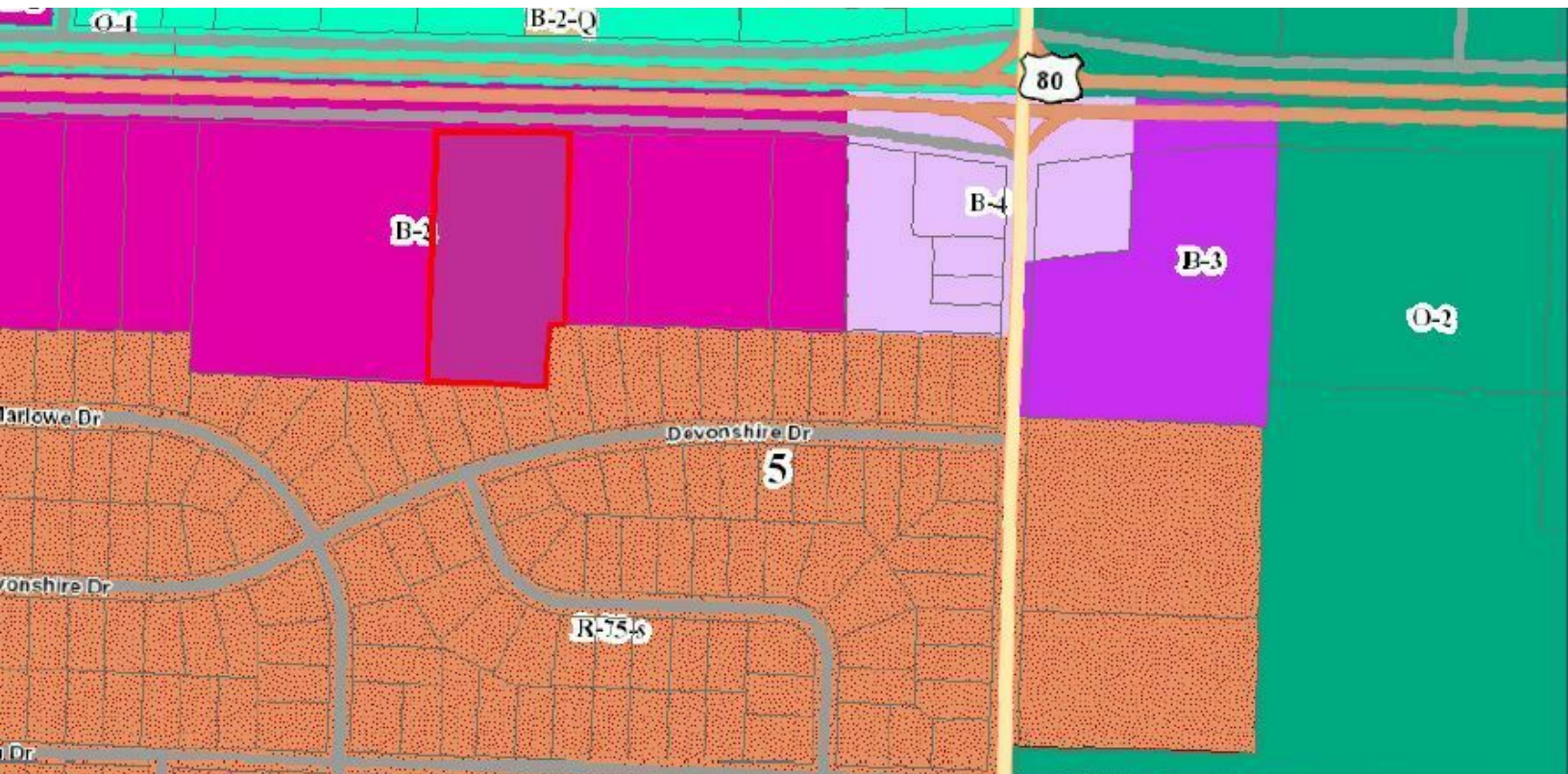
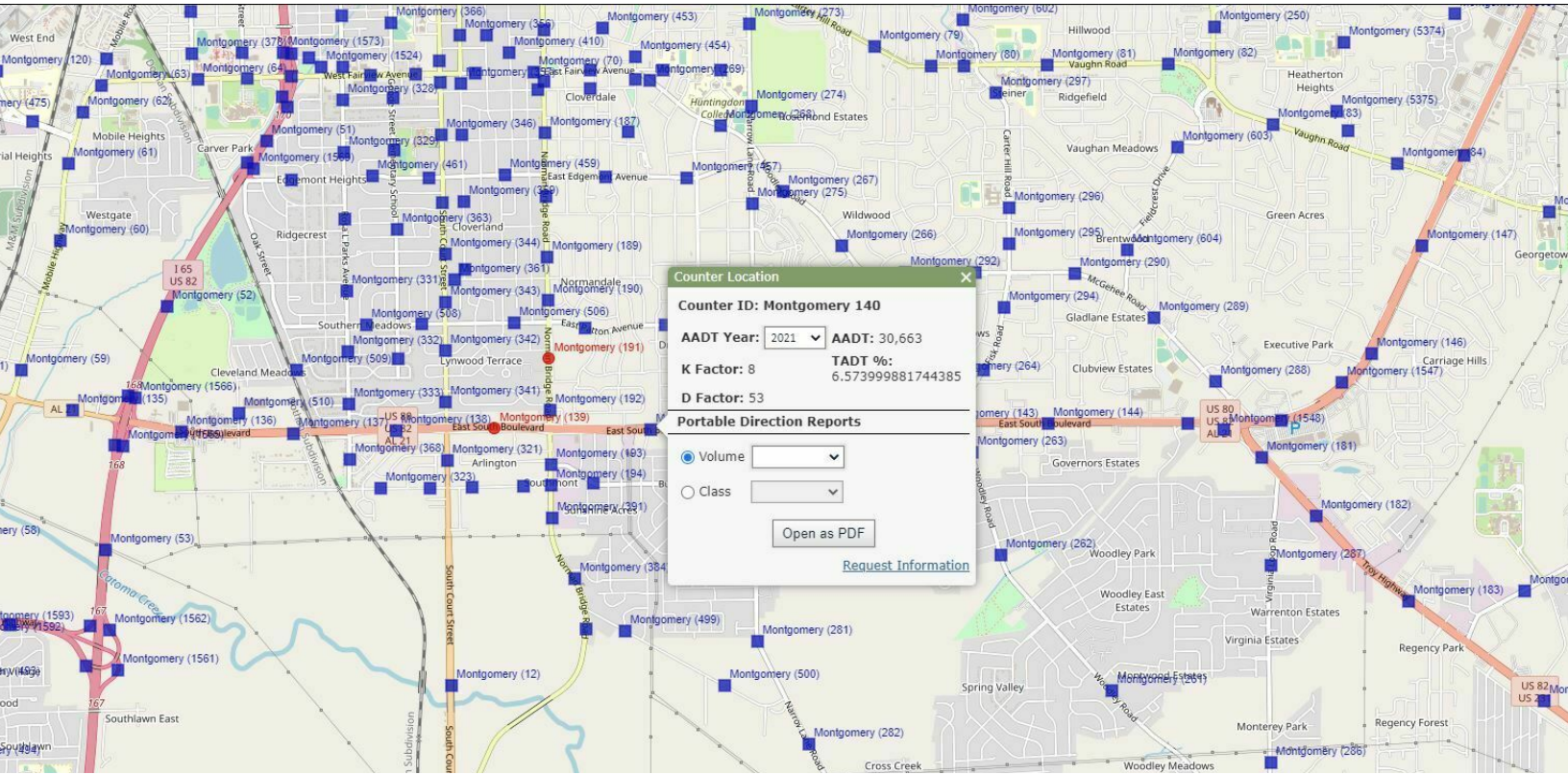


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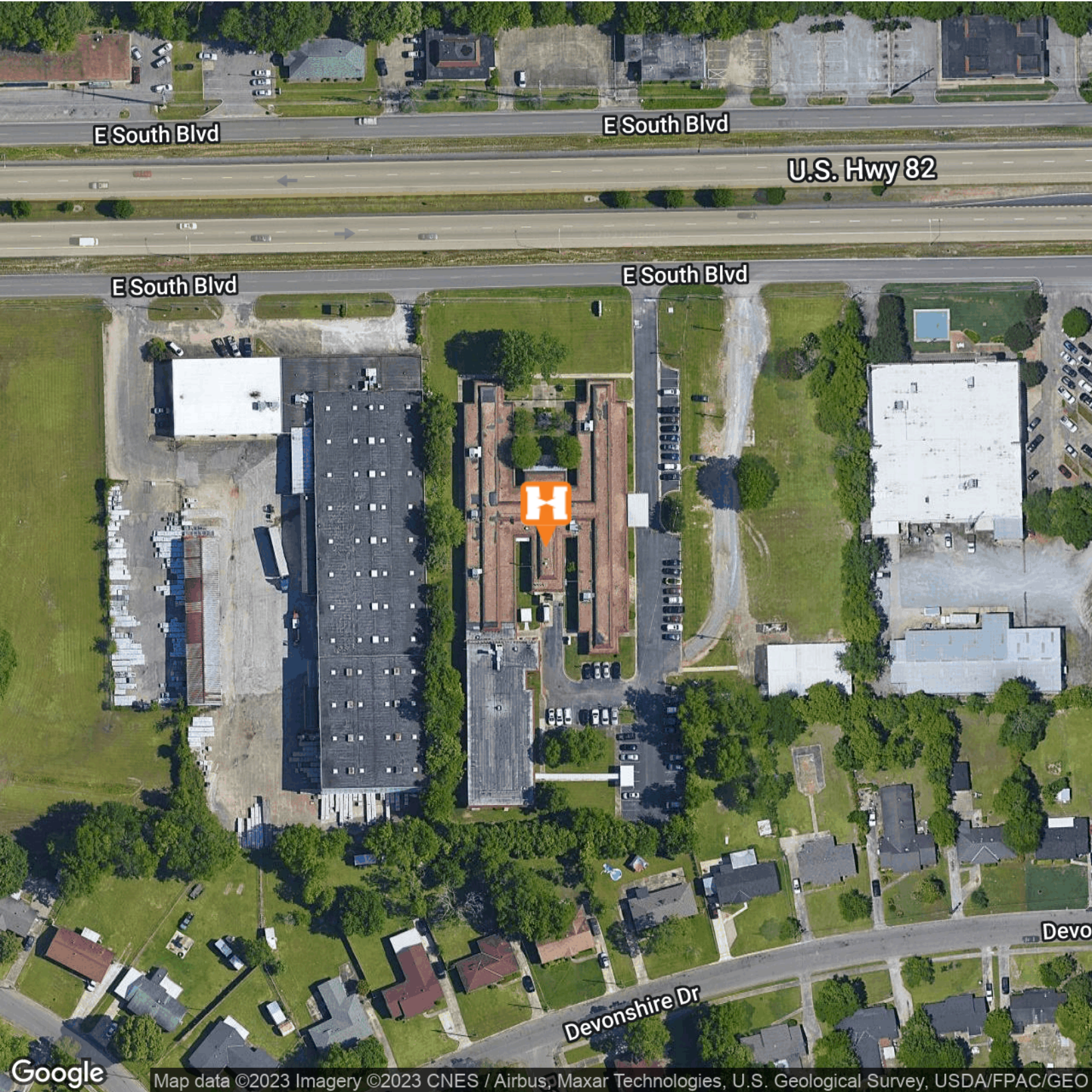
**THE RIGHT PLACE.
THE RIGHT SPACE.**

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.

ZONING & TRAFFIC DATA



AERIAL MAP



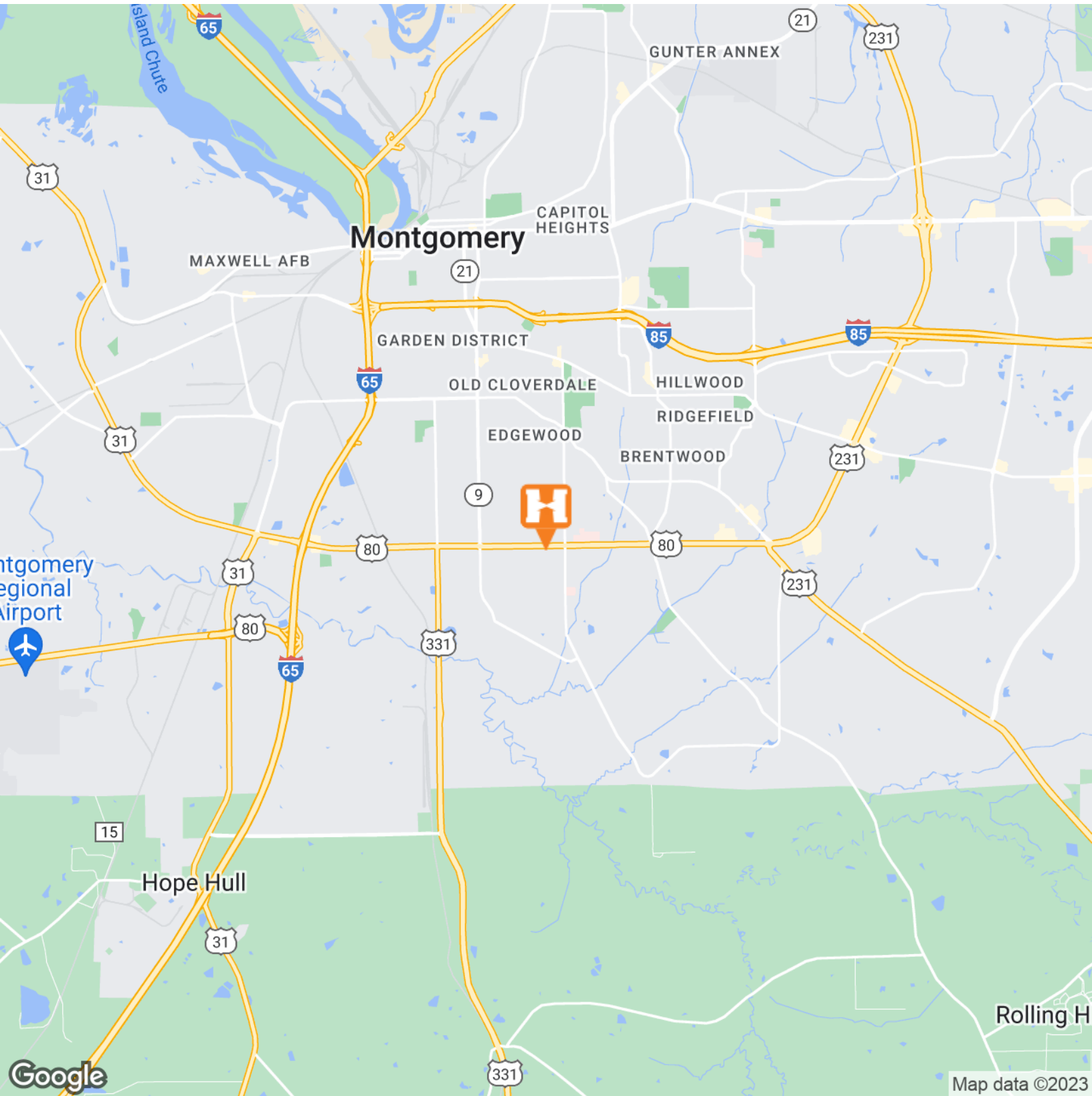
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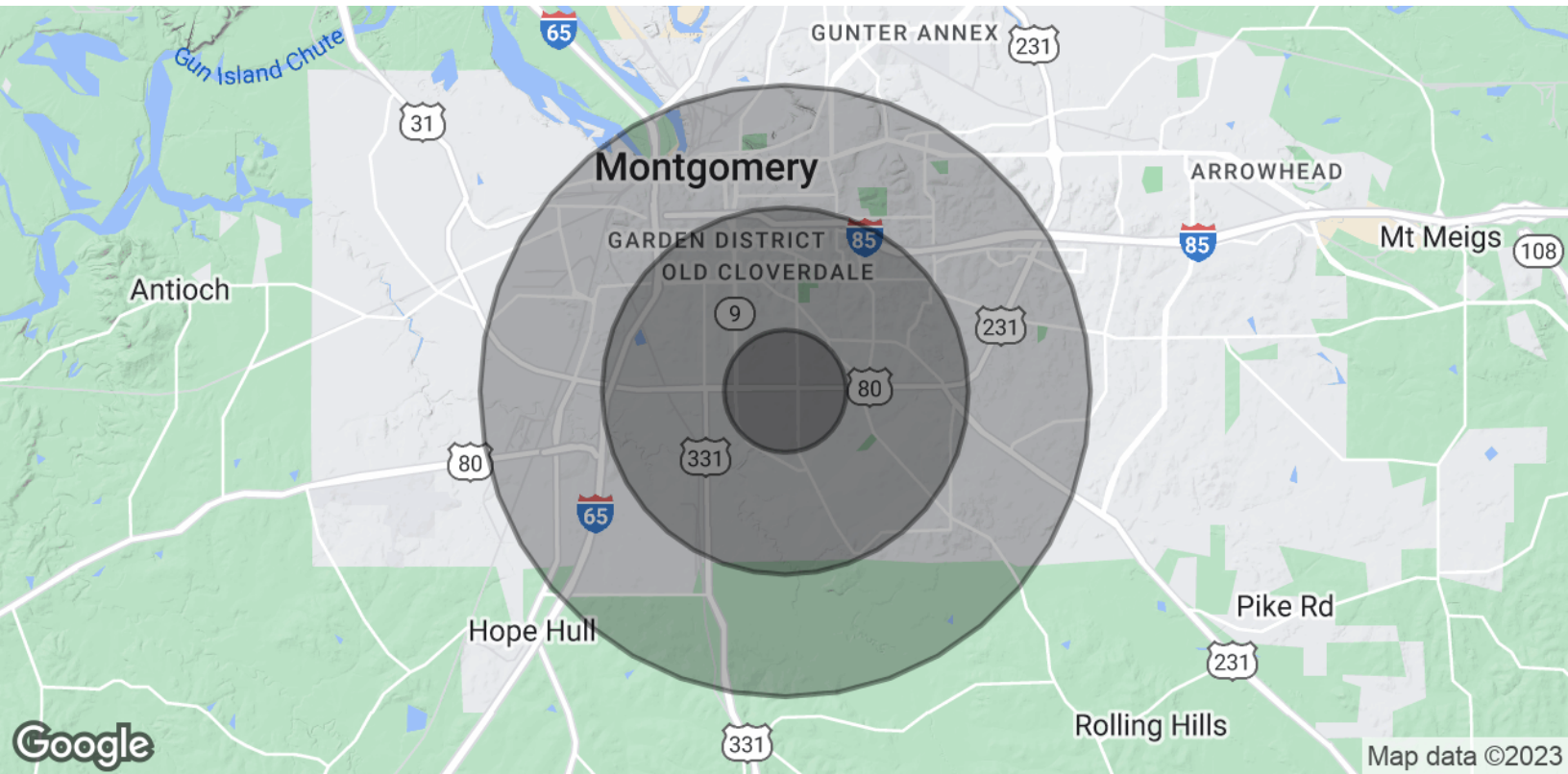
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LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,828	55,119	113,433
Average Age	38.1	36.8	37.1
Average Age (Male)	32.8	31.6	32.7
Average Age (Female)	41.5	40.2	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,828	25,884	56,216
# of Persons per HH	2.3	2.1	2.0
Average HH Income	\$43,085	\$52,332	\$47,541
Average House Value	\$82,206	\$117,658	\$107,115

* Demographic data derived from 2020 ACS - US Census