

OFFERING SUMMARY

Available SF:	2,000 - 10,000 SF
Lease Rate:	\$14.00 SF/yr (NNN; NN)
Lot Size:	0.67 Acres
Building Size:	9,615
Zoning:	O-1
Market:	Montgomery
Submarket:	East Montgomery

PROPERTY HIGHLIGHTS

- Conveniently nestled within the highly sought-after Montgomery market, the area surrounding the property at 451 St Lukes Dr, AL, presents a wealth of amenities and attractions. Situated just steps away from Baptist East Medical Center, professionals will benefit from the esteemed healthcare hub's proximity. The location also offers easy access to Interstate 85, ensuring seamless connectivity to nearby neighborhoods and business districts. Moreover, the property is within close reach of the popular EastChase Shopping Center and several vibrant shopping centers, including Sturbridge Shopping Center and Festival Plaza. With a variety of established neighborhoods like Wynlakes and Sturbridge nearby, this location provides an appealing blend of professional opportunity and residential convenience for discerning tenants. Sale-Leaseback Opportunity!
- Perfect location for any professional office
- Ample on-site parking for employees & customers
- Located across from Baptist East Medical Center
- Building consists of 2 floors with an elevator
- Traffic Counts: 31,596± AADT Vaughn Rd., 35,730± AADT Taylor Rd.
- 1.2± Miles from Interstate 85
- 1.9± Miles from EastChase Shopping Center
- 3.2± Miles of Five Shopping Centers in East Montgomery: Sturbridge Shopping Center, Festival Plaza, Cornerstone Shopping Center, and Pepper Tree Shopping Center.

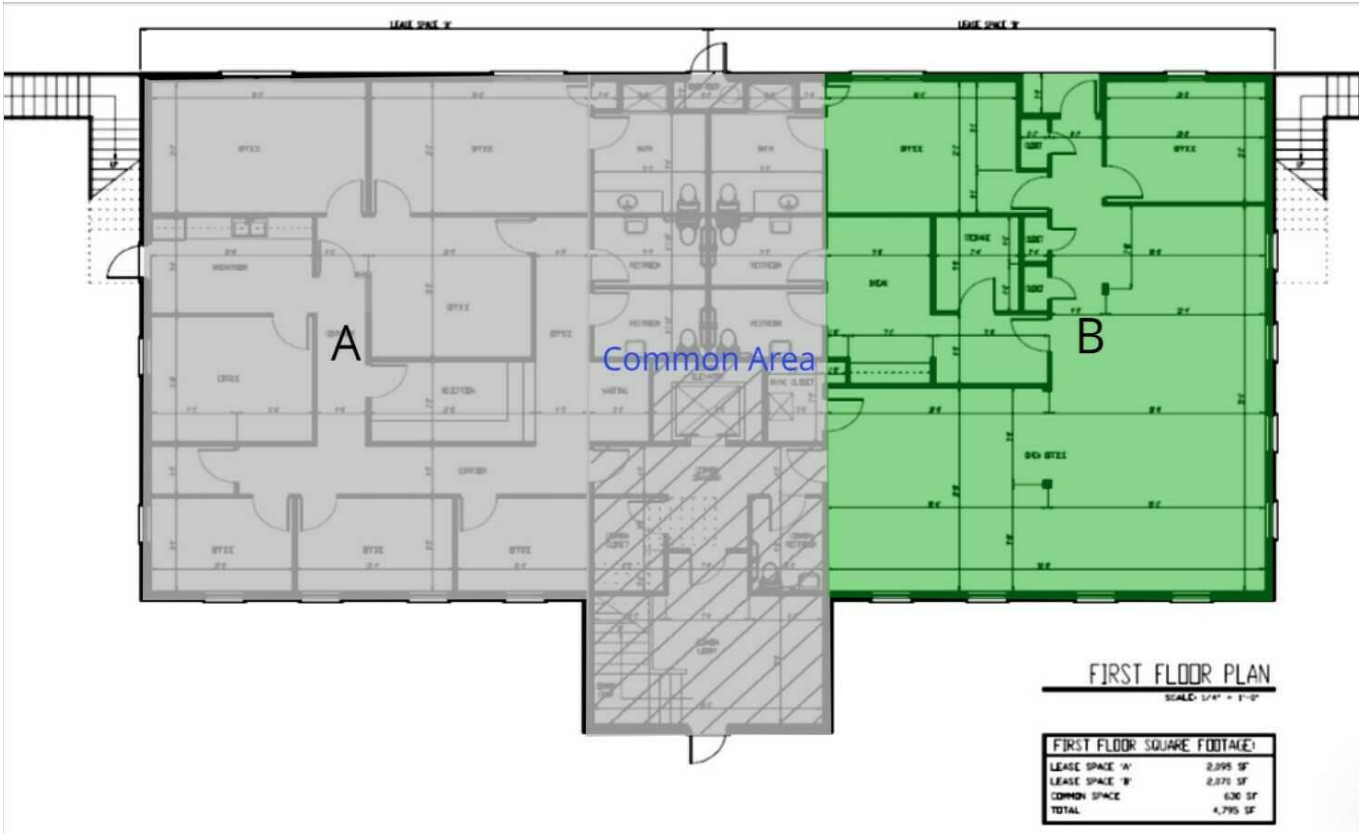
GENE CODY, CCIM, SIOR

334.386.2441
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MOORE COMPANY REALTY

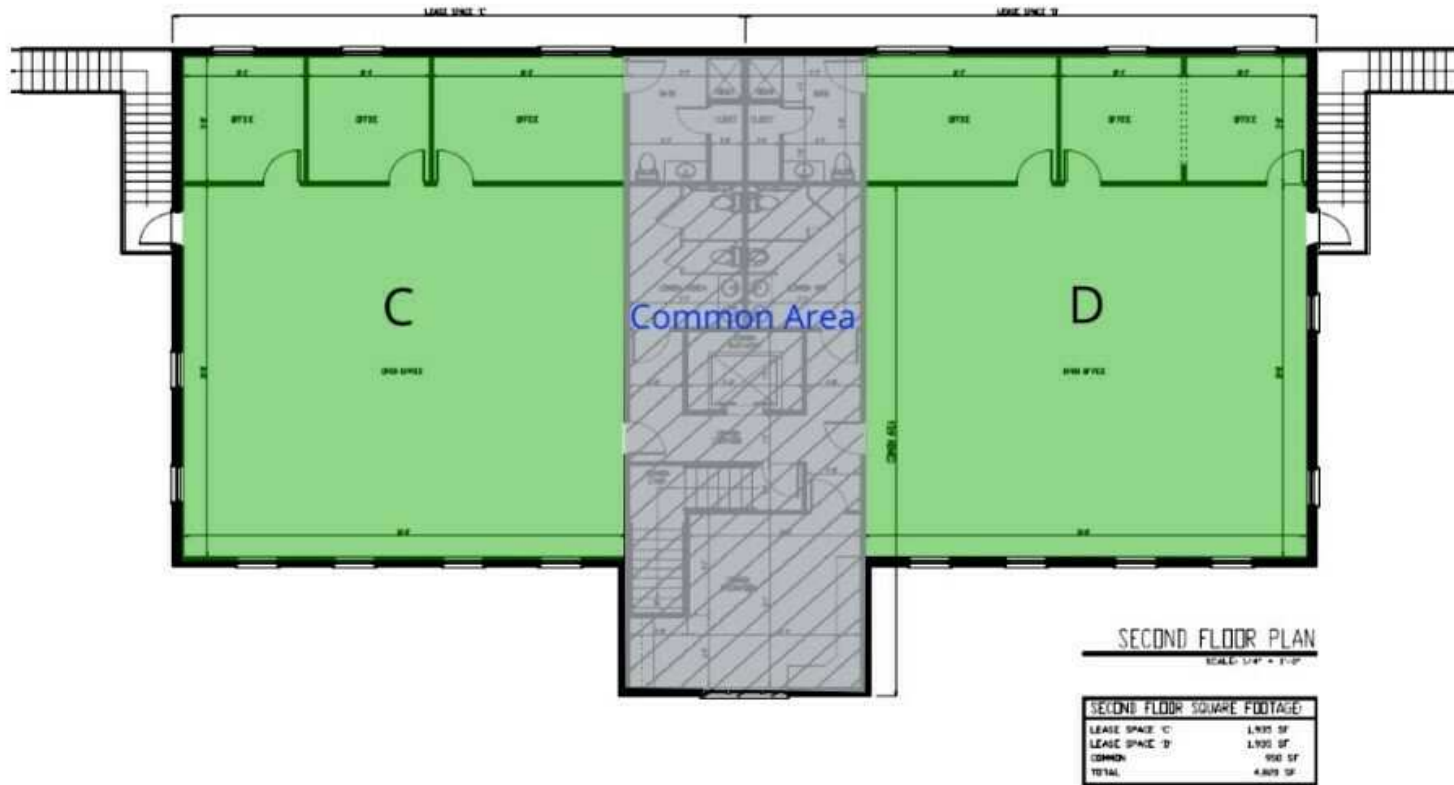
312 Catoma Street, Suite 200, Montgomery, AL 36104
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
B	Available	2,000 SF	NNN	\$14.00 SF/yr



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
C	Available	2,000 - 5,000 SF	Modified Net	\$14.00 SF/yr
D	Available	2,000 - 5,000 SF	Modified Net	\$14.00 SF/yr

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DEMOGRAPHIC SUMMARY

451 St Lukes Dr, Montgomery, Alabama, 36117

Ring of 3 miles

KEY FACTS

42,494

Population



18,753

Households

38.8

Median Age

\$53,901

Median Disposable Income

EDUCATION

5%

No High School Diploma



21%

High School Graduate



29%

Some College



45%

Bachelor's/Grad/Prof Degree

INCOME



\$67,020

Median Household Income



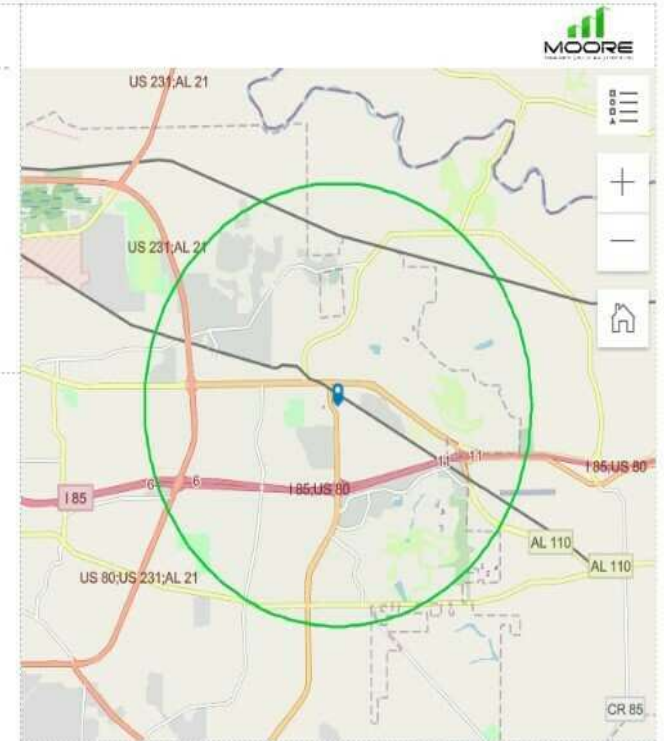
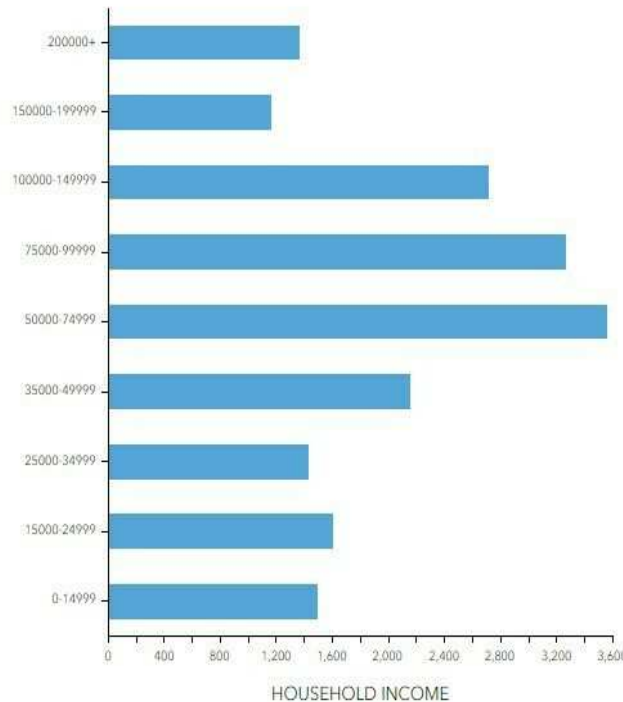
\$42,239

Per Capita Income



\$146,446

Median Net Worth



EMPLOYMENT

69%

White Collar

19%

Blue Collar

14%

Services

2.7%

Unemployment Rate

451 ST LUKES DR

MONTGOMERY, AL 36117

Retail Map



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