

# 2426 SPRUCE STREET

MONTGOMERY, AL 36107

## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$299,000
Lot Size:	0.43 Acres
Year Built:	1980
Building Size:	5,928
Zoning:	B-2
Market:	Montgomery
Price / SF:	\$50.44

### PROPERTY HIGHLIGHTS

- PRICE REDUCED!!! MOTIVATED SELLER!
- Easy Access Retail and Warehouse Buildings
- 2 Dock Highs
- Within minutes from Jackson Hospital, Alabama State University & Huntingdon College
- On-Site Parking for employees and customers
- Convenient to Central Business District
- 0.4± Miles from I-85
- 0.6± Miles from Jackson Hospital Campus
- 1.2± Miles from Alabama State University
- 5.5± Miles from Maxwell Air Force Base: Serving 25,000 Active Duty, Guard, Reserves, Contractors and Retirees. The Air Force University is attended by 20,000 Annually



### JON MASTERS, CCIM

334.387.2724  
Jmasters@mcrmpm.com

### MOORE COMPANY REALTY

312 Catoma St #200, Montgomery, AL 36104  
334.262.1958 | moorecompanyrealty.com



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## Additional Photos



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## Demographics

### DEMOGRAPHIC SUMMARY

2426 Spruce Curv, Montgomery, Alabama, 36107  
Ring of 3 miles

#### KEY FACTS

71,658

Population



29,543

Households

38.2

Median Age

\$37,542

Median Disposable Income

#### EDUCATION

12%

No High School Diploma



29%

High School Graduate



25%

Some College



33%

Bachelor's/Grad/Prof Degree

#### INCOME



\$44,624

Median Household Income



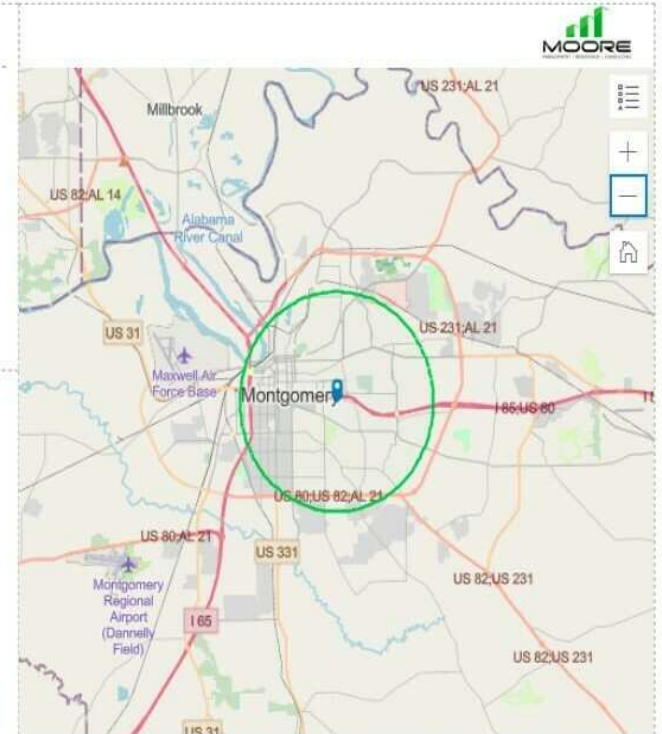
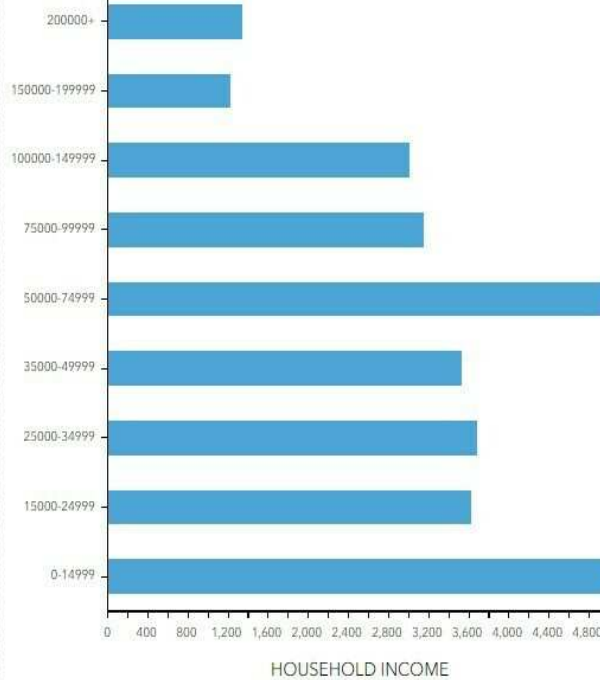
\$29,596

Per Capita Income



\$53,265

Median Net Worth



#### EMPLOYMENT

61%

White Collar



23%

Blue Collar



19%

Services

6.4%

Unemployment Rate

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Aerial Map



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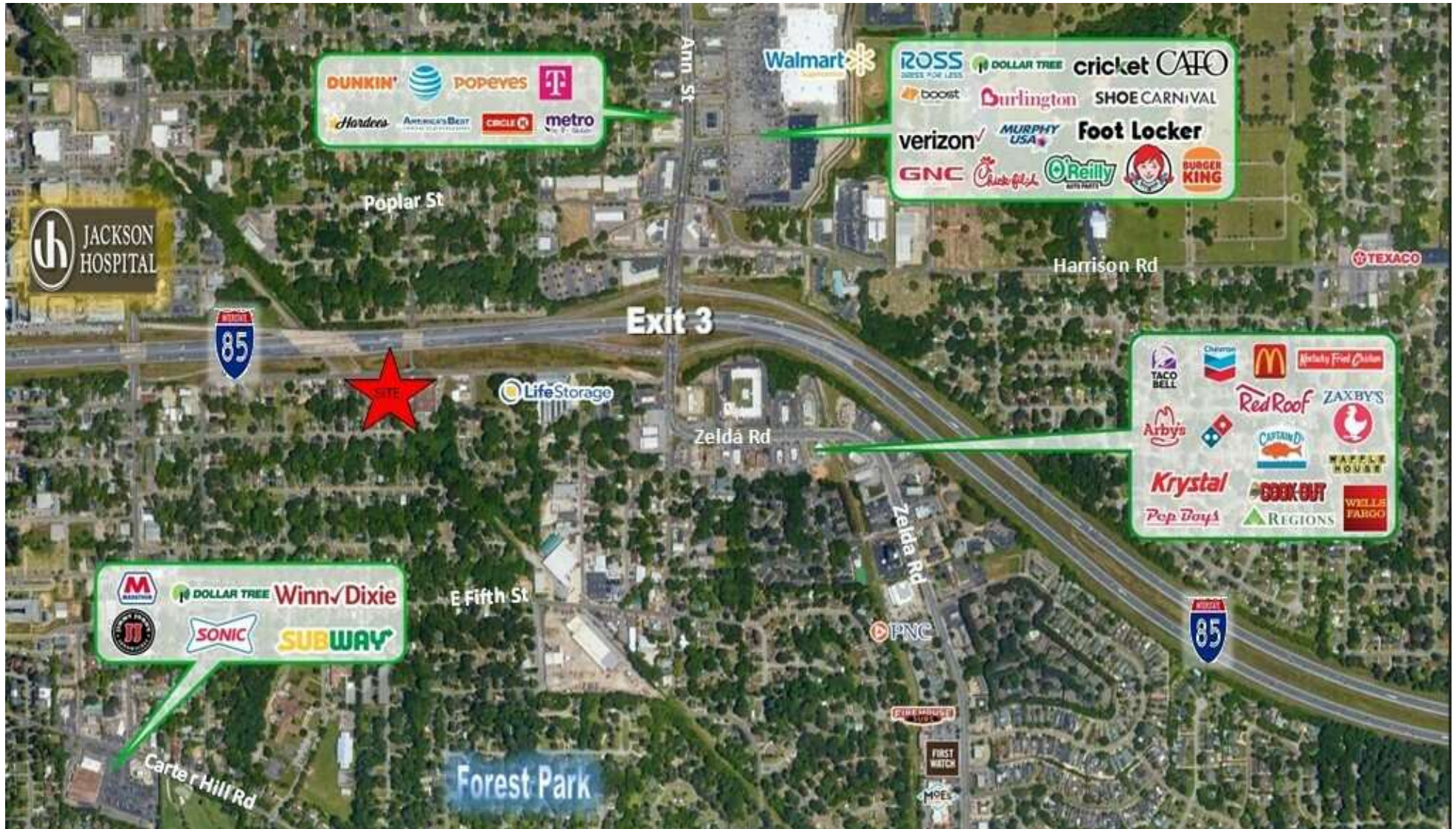
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## Retail Map



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