

FOR LEASE

2735 POPLAR STREET WAREHOUSE

2735 POPLAR ST, MONTGOMERY, AL 36107



PROPERTY DESCRIPTION

Partners Realty presents FOR Lease the 20,374 square feet warehouse space located at 2735 Poplar Street in Montgomery, Alabama. This property has direct access to Interstate 85 and is easily accessible to all sections of the city. The building has two dock high door and two roll up doors. The warehouse is sprinklered and the property is fully fenced. The building also includes 4 offices and a large meeting/conference room. This property will fit a variety of users, including warehousing/storage, light industrial or service industry tenants.

PROPERTY HIGHLIGHTS

- Easy Access to Interstate 85
- Centrally located in Montgomery
- Two Dock high doors and two drive in doors.
- Fully Fenced property
- Sprinklered Warehouse

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (MG)
Available SF:	20,374 SF
Building Size:	20,374 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,823	28,301	58,305
Total Population	9,064	68,323	139,060
Average HH Income	\$61,224	\$70,318	\$63,531

REG MANTOOTH

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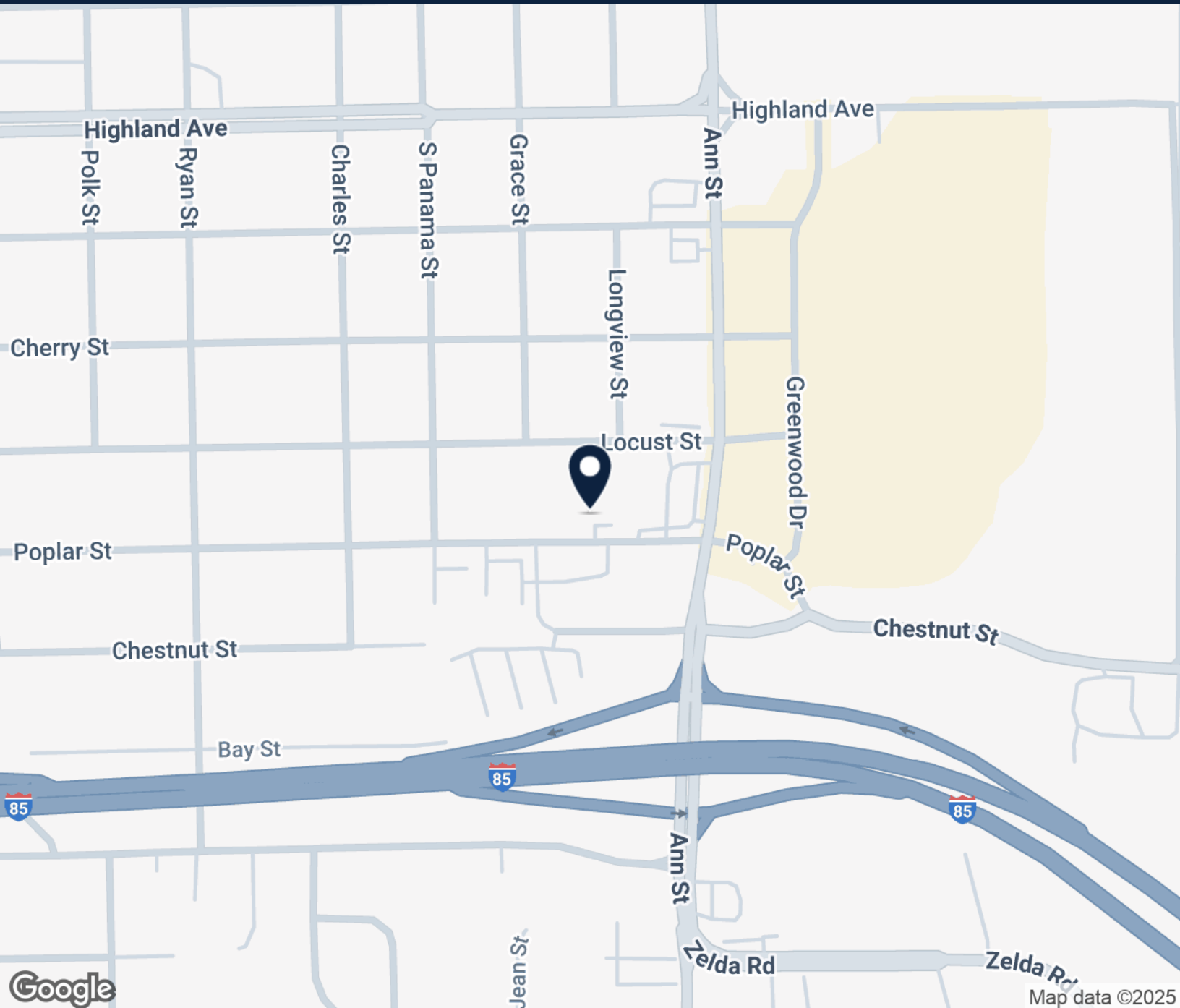
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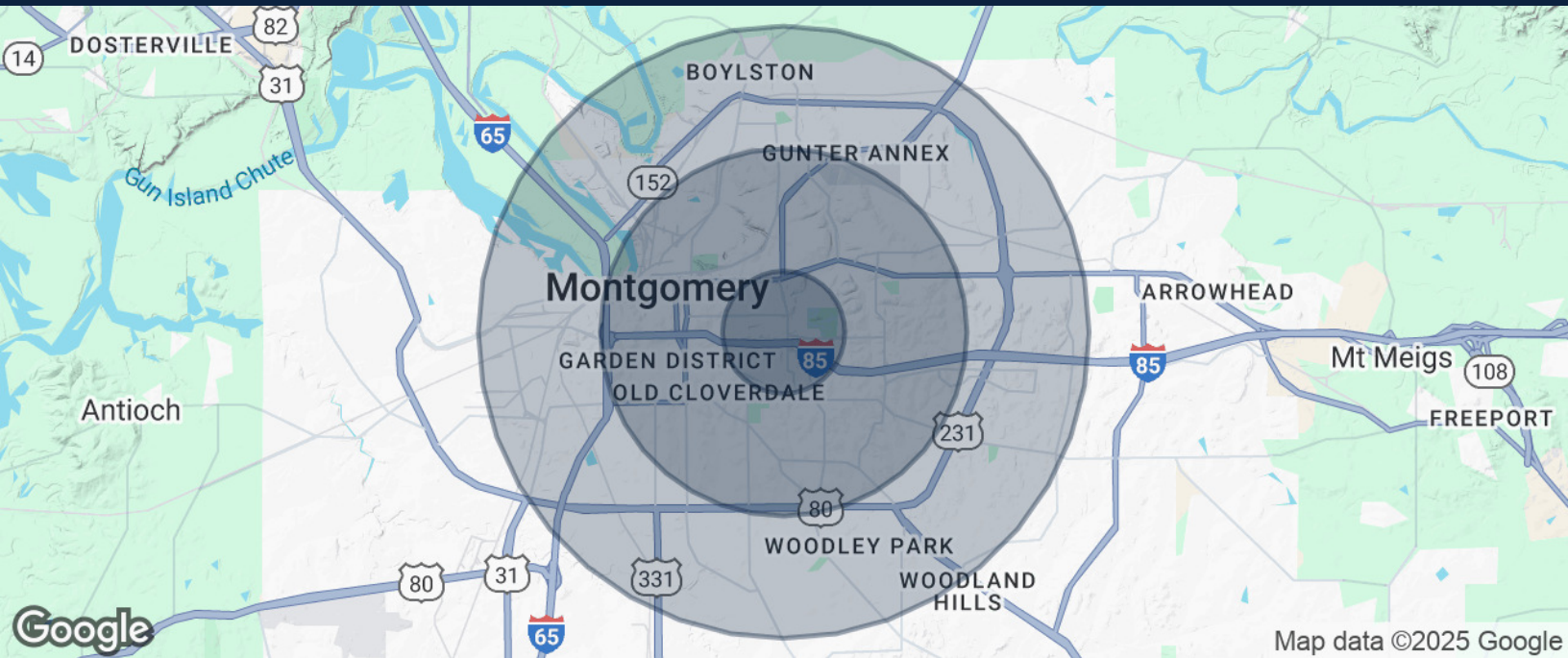
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,064	68,323	139,060
Average Age	38	40	39
Average Age (Male)	37	38	38
Average Age (Female)	39	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,823	28,301	58,305
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$61,224	\$70,318	\$63,531

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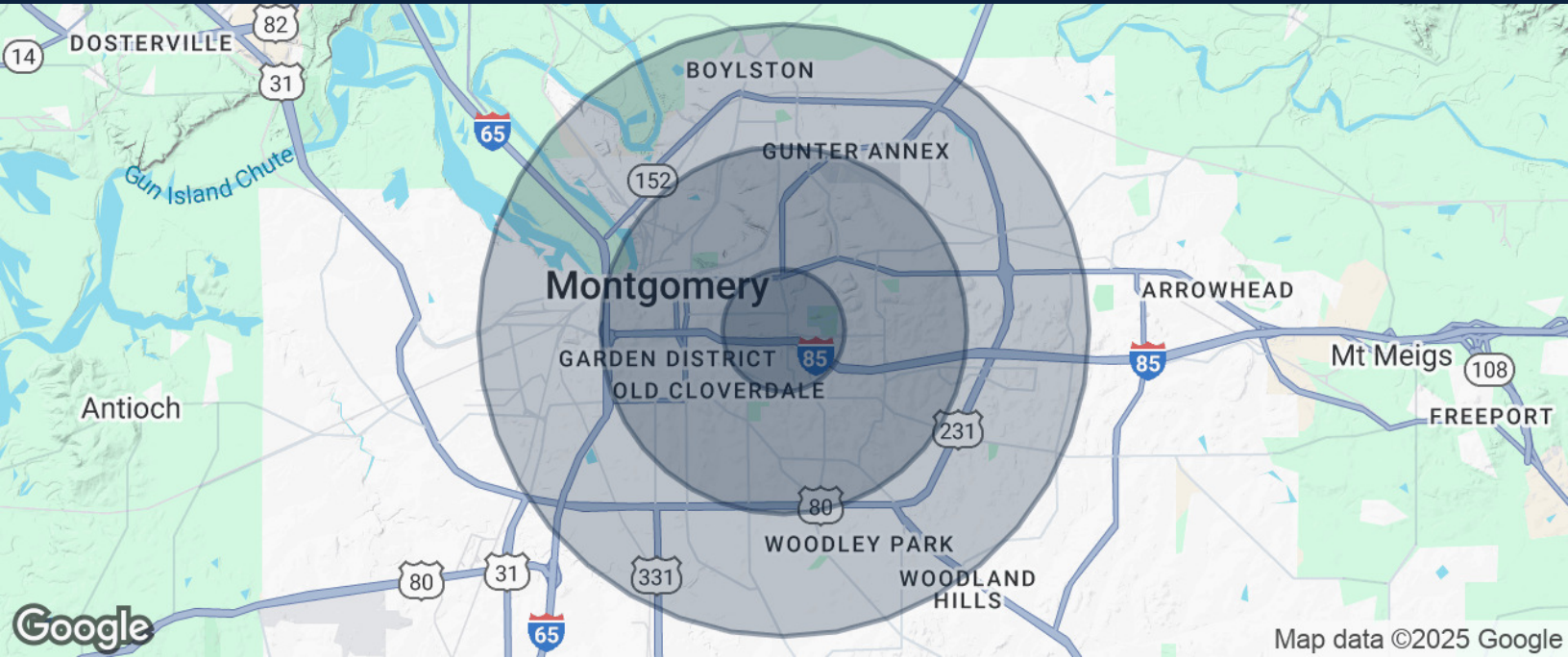
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Average House Value	\$152,567	\$198,690	\$177,731
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Demographics data derived from AlphaMap

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