

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$2,500.00 per month (MG)
Building Size:	2,500 SF
Available SF:	2,500 SF
Lot Size:	1.25 Acres
Zoning:	M-1

PROPERTY OVERVIEW

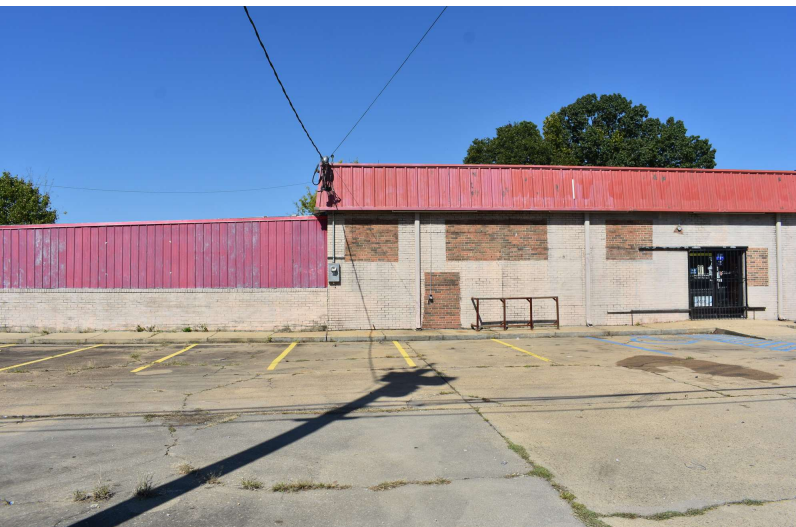
Discover a prime leasing opportunity at 1361 North Ripley Street, Montgomery, AL, 36104. This property offers ample space in a highly sought-after location. Boasting 314' of frontage on N. Ripley St, ample parking, and professional property management services, the property is tailored to meet the needs of today's discerning tenants. With convenient access to major transportation routes and a thriving business community, this is an ideal location for businesses looking to establish a prominent presence in the heart of Montgomery. Elevate your business operations in a space designed for success. No tobacco, alcohol, or beer sales are permitted. For more information or to schedule your tour contact Mickey Phillips at 334-312-1100.

PROPERTY HIGHLIGHTS

- Ample parking
- Professional property management services
- Convenient access to major transportation routes
- Prime location in the heart of Montgomery
- Thriving business community
- Prominent presence in the downtown area
- Ideal for diverse business operations

1361 N. RIPLEY ST. - 2,500 SF RETAIL SPACE | RETAIL PROPERTY FOR LEASE

ADDITIONAL PHOTOS



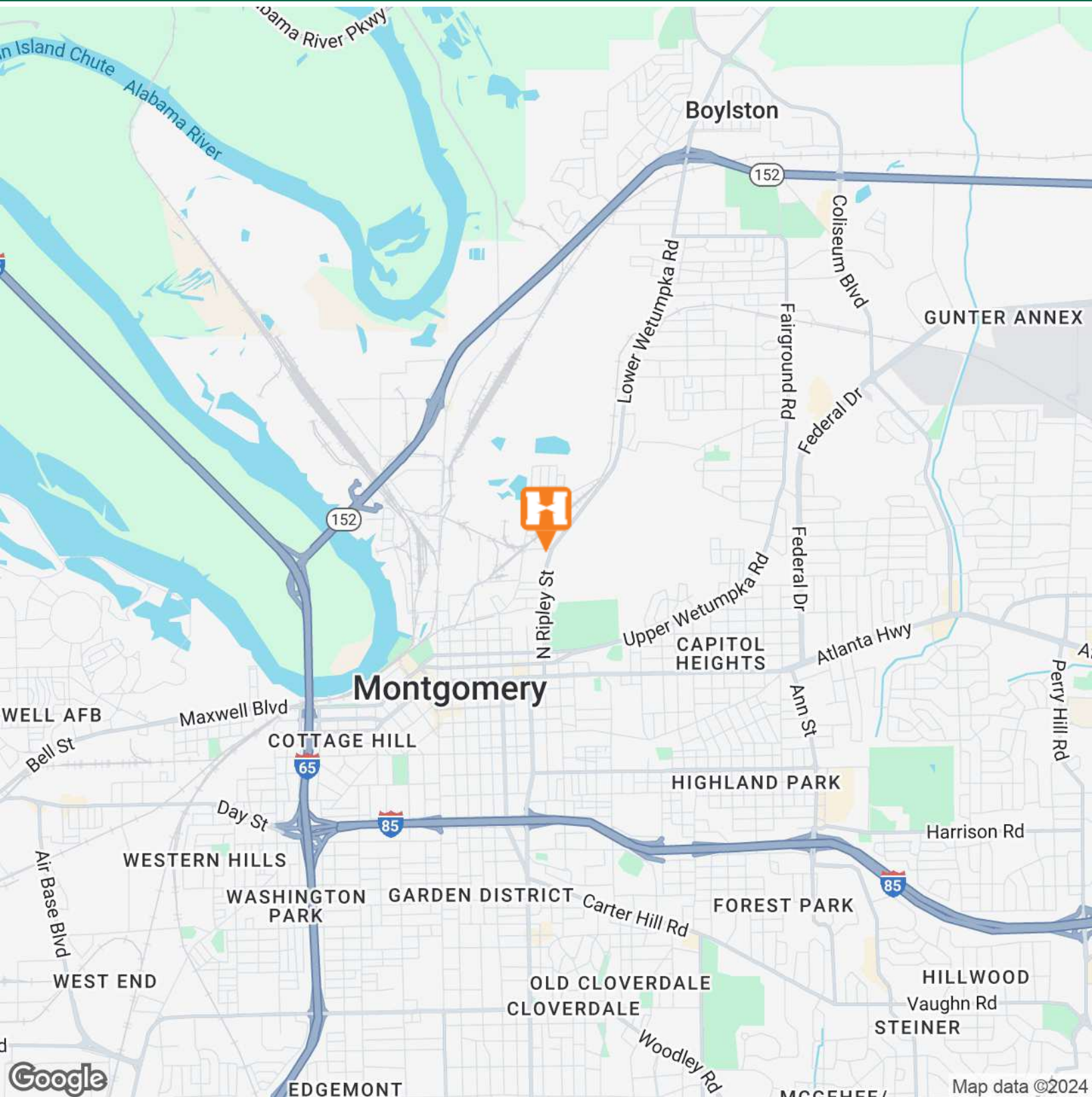
ED FLEMING
defleming7@gmail.com
334.652.2121

**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.

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LOCATION MAP

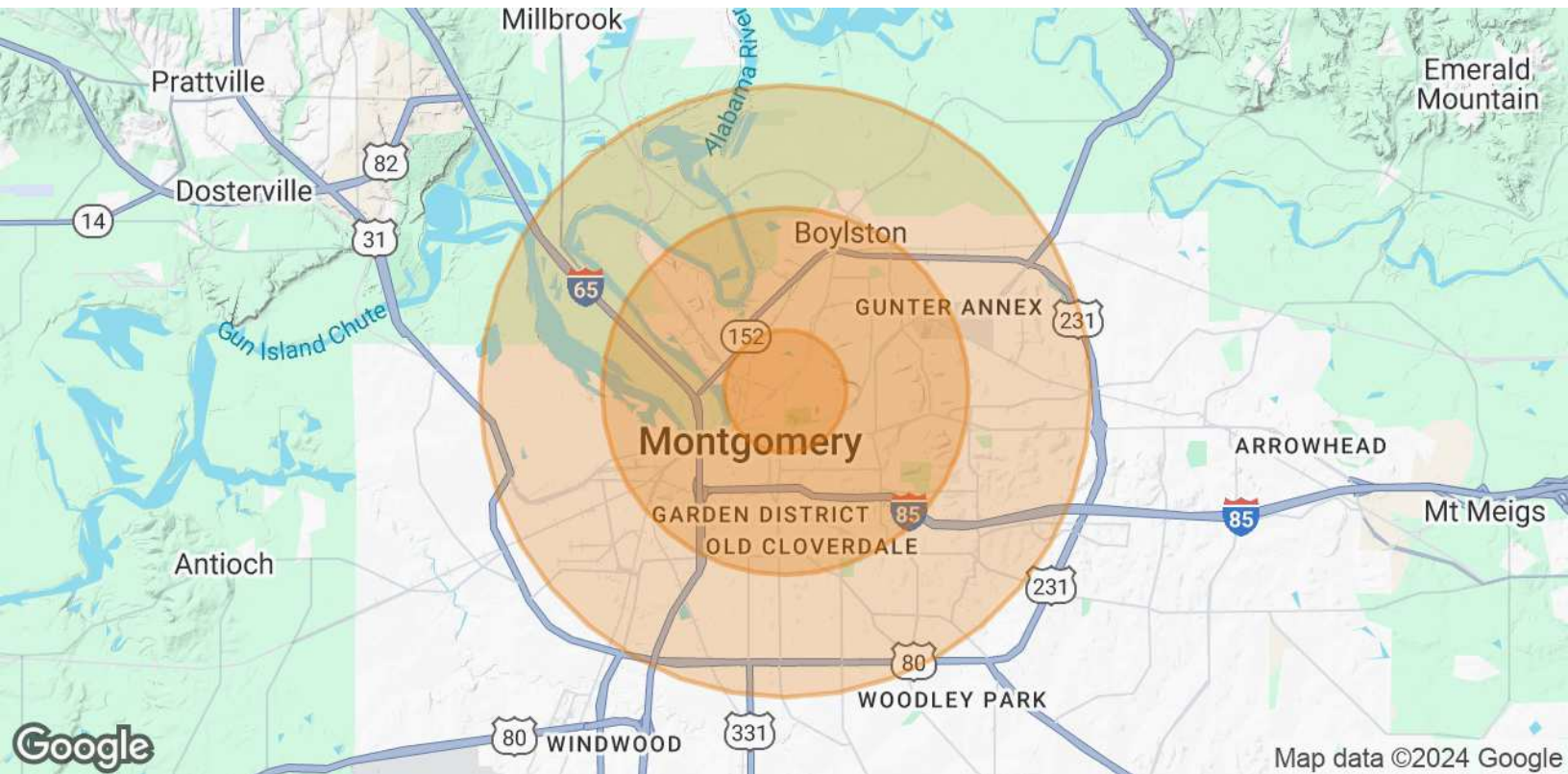


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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,493	44,452	96,642
Average Age	39	39	40
Average Age (Male)	38	37	38
Average Age (Female)	41	40	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,083	18,017	39,340
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$53,736	\$57,608	\$64,699
Average House Value	\$146,871	\$166,972	\$177,733

Demographics data derived from AlphaMap