

6,457 SF RESTAURANT DOWNTOWN MONTGOMERY | RETAIL PROPERTY FOR SALE

78 DEXTER AVE. MONTGOMERY, AL



### OFFERING SUMMARY

Sale Price:	\$875,000
Lease Price:	\$130,000 (NNN) Annually
Building Size:	6,457 SF
Available SF:	6,457 SF
Lot Size:	2,116 SF
Price / SF:	\$135.51
Year Built:	1900
Remodeled:	2024
Zoning:	T5

### PROPERTY OVERVIEW

This 6,457 square foot restaurant space in downtown Montgomery presents an unparalleled opportunity for a wide range of culinary ventures. With its prime location, modern amenities, and adaptable layout, it offers everything you need to bring your restaurant concept to life in one of Alabama's most historic and thriving cities. Don't miss out on the chance to make your mark in downtown Montgomery's dynamic food scene. Substantial kitchen renovations were completed in 2023, improving the equipment, aesthetic, and functionality. Total Capacity is 280 people. Located in a Qualified Opportunity Zone. For more information or to schedule your showing, contact Paul Hodges at 334-315-1382.

### PROPERTY HIGHLIGHTS

- Fully Equipped, turnkey Restaurant Opportunity
- 6,457 SF building with historic charm
- Three story building, Capacity 280 people
- Built in 1900, adding character and appeal
- Zoned T5 for versatile retail and restaurant use
- Located in the prime Montgomery area
- Architectural details for unique branding opportunities
- Flexible layout for customization
- Proximity to local amenities and attractions
- Nearby parking options for customer convenience

**PAUL HODGES**

paul.hodges@hodgeswarehouse.com  
334.315.1382

**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.

6,457 SF RESTAURANT DOWNTOWN MONTGOMERY | RETAIL PROPERTY FOR SALE

# ADDITIONAL PHOTOS



**PAUL HODGES**  
paul.hodges@hodgeswarehouse.com  
334.315.1382

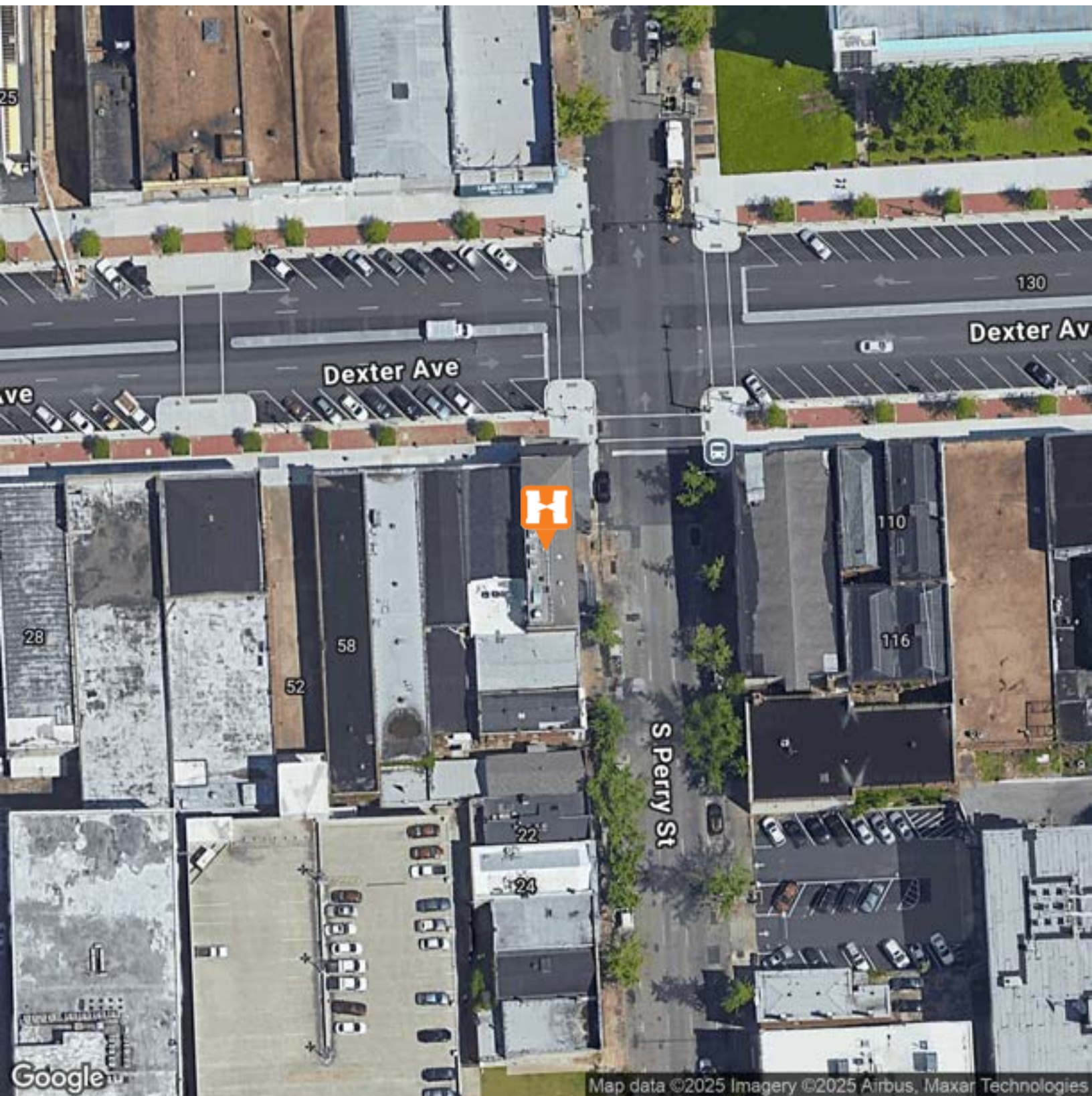
**THE RIGHT PLACE.  
THE RIGHT SPACE.**

\*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.



6,457 SF RESTAURANT DOWNTOWN MONTGOMERY | RETAIL PROPERTY FOR SALE

# AERIAL MAP



**PAUL HODGES**

paul.hodges@hodgeswarehouse.com  
334.315.1382

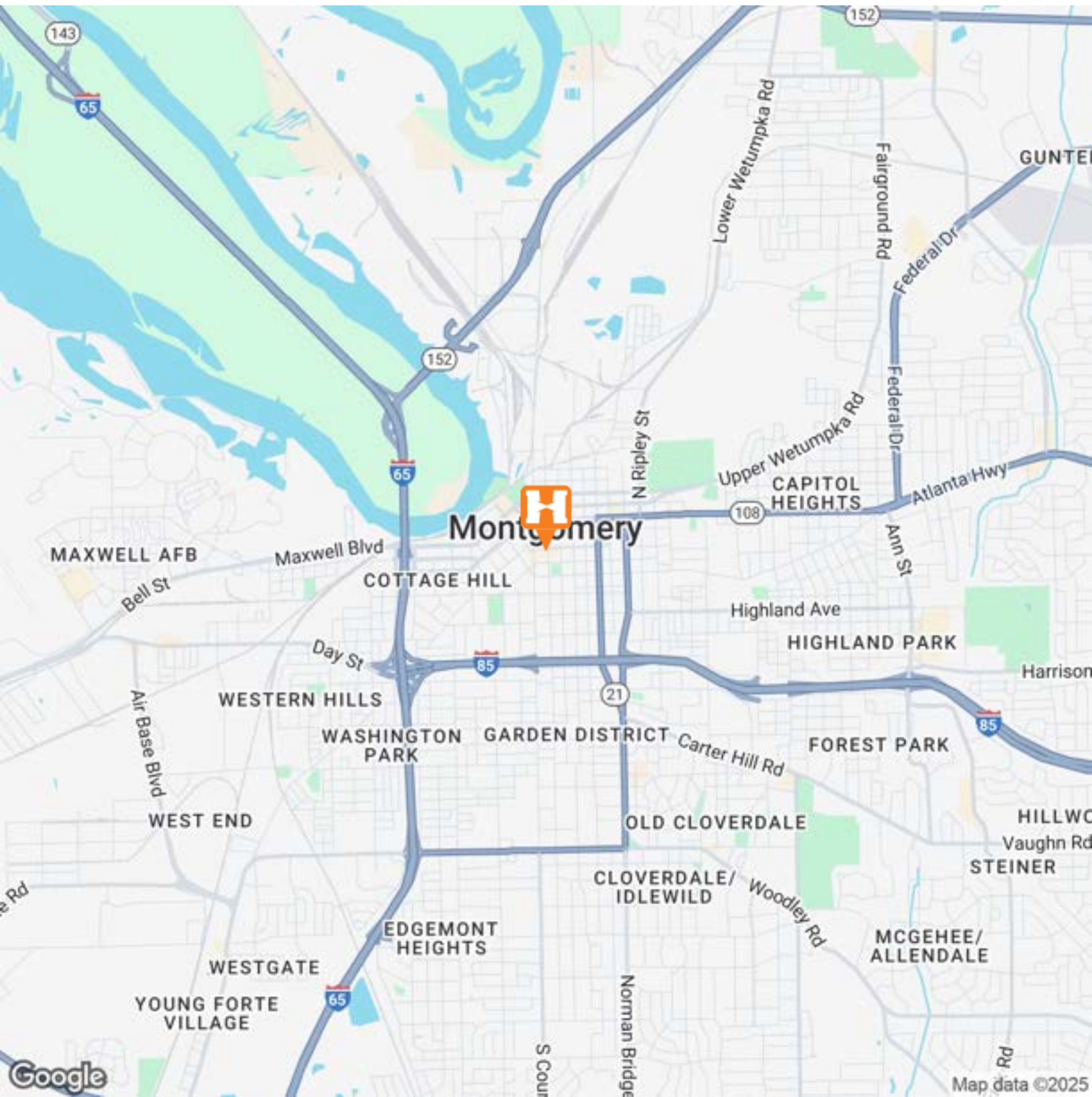
**THE RIGHT PLACE.  
THE RIGHT SPACE.**

\*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.



6,457 SF RESTAURANT DOWNTOWN MONTGOMERY | RETAIL PROPERTY FOR SALE

# LOCATION MAP



**PAUL HODGES**  
paul.hodges@hodgeswarehouse.com  
334.315.1382

**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.

6,457 SF RESTAURANT DOWNTOWN MONTGOMERY | RETAIL PROPERTY FOR SALE

# ZONING INFORMATION



Located in a Qualified Opportunity Zone



Zoned for T-5 use

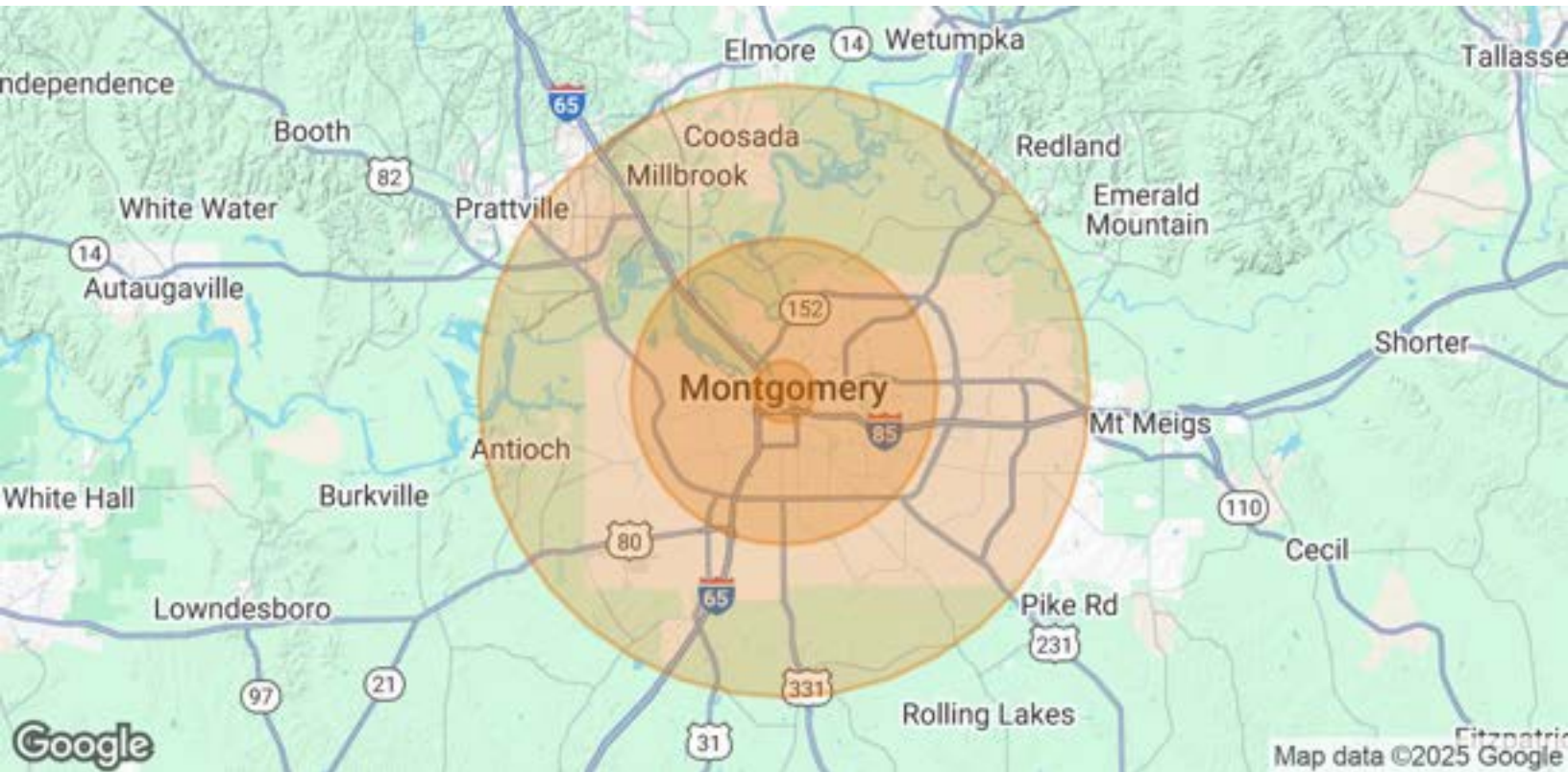
**PAUL HODGES**

paul.hodges@hodgeswarehouse.com  
334.315.1382

**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.

## DEMOGRAPHICS MAP &amp; REPORT



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,458	98,309	236,394
Average Age	39	40	40
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

## HOUSEHOLDS &amp; INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,816	40,038	97,823
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$42,491	\$64,427	\$73,762
Average House Value	\$235,153	\$177,570	\$204,625

Demographics data derived from AlphaMap

**PAUL HODGES**

paul.hodges@hodgeswarehouse.com  
334.315.1382

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