



OFFERING SUMMARY

Available SF:	2,115 SF
Lease Rate:	\$14.00 SF/yr (NNN)
Building Size:	2,115
Zoning:	B-2

PROPERTY HIGHLIGHTS

- Former Krystal's Restaurant located on the busy Atlanta Highway with traffic counts of $\pm 26,963$ AADT
- Highly Visible with easy access
- Building includes Drive-thru
- Surrounded by several established neighborhoods: Dalraida, Morningview, Forest Hills, Johnstown & Bellehurst
- ± 1.6 miles from I-85
- ± 2.3 miles from Downtown Montgomery
- ± 3.3 miles from Gunter Annex
- ± 5.1 miles from Maxwell Air Force Base: Serving 25,000 Active Duty, Guard, Reserves, Contractors & Retirees. The Air Force University is attended by over 20,000 annually.

3201 ATLANTA HWY

MONTGOMERY, AL 36109

Lease Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
3201 Atlanta Highway	Available	2,115 SF	NNN	\$14.00 SF/yr

JON MASTERS, CCIM

334.387.2724
Jmasters@mcrmpm.com

MOORE COMPANY REALTY

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



3201 ATLANTA HWY

MONTGOMERY, AL 36109

Demographics

DEMOGRAPHIC SUMMARY

3201 Atlanta Hwy, Montgomery, Alabama, 36109

Ring of 1 mile

KEY FACTS

9,451

Population



4,258

Households

39.0

Median Age

\$35,981

Median Disposable Income

EDUCATION

13%

No High School Diploma



33%

High School Graduate



28%

Some College



26%

Bachelor's/Grad/Prof Degree

INCOME



\$41,662

Median Household Income



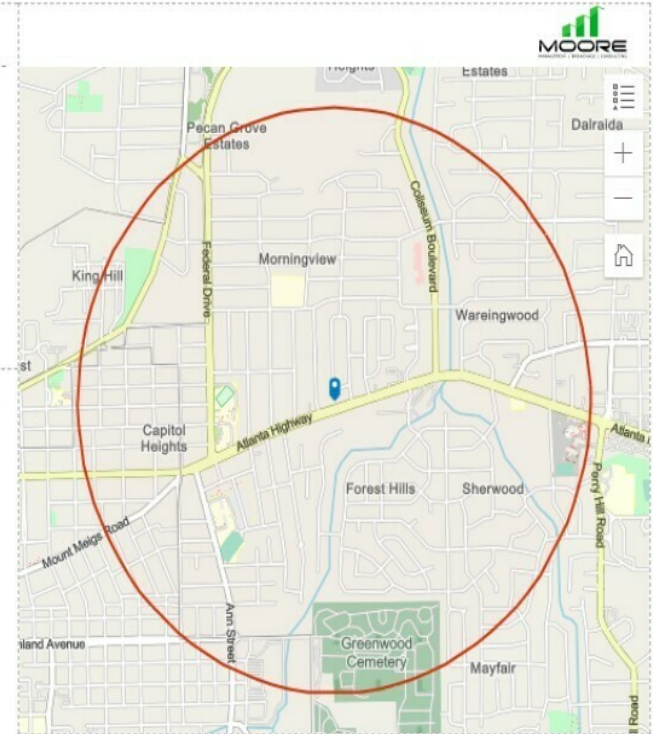
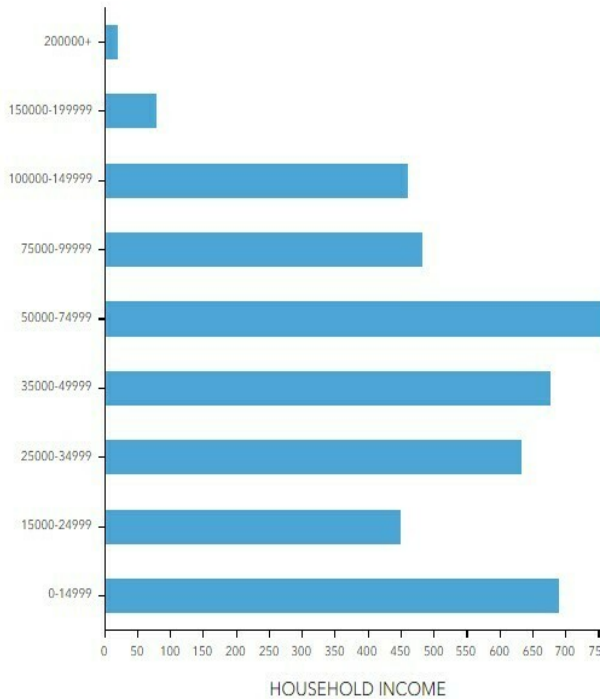
\$24,956

Per Capita Income



\$46,249

Median Net Worth



EMPLOYMENT



White Collar

61%



Blue Collar

25%



Services

19%

5.6%

Unemployment Rate

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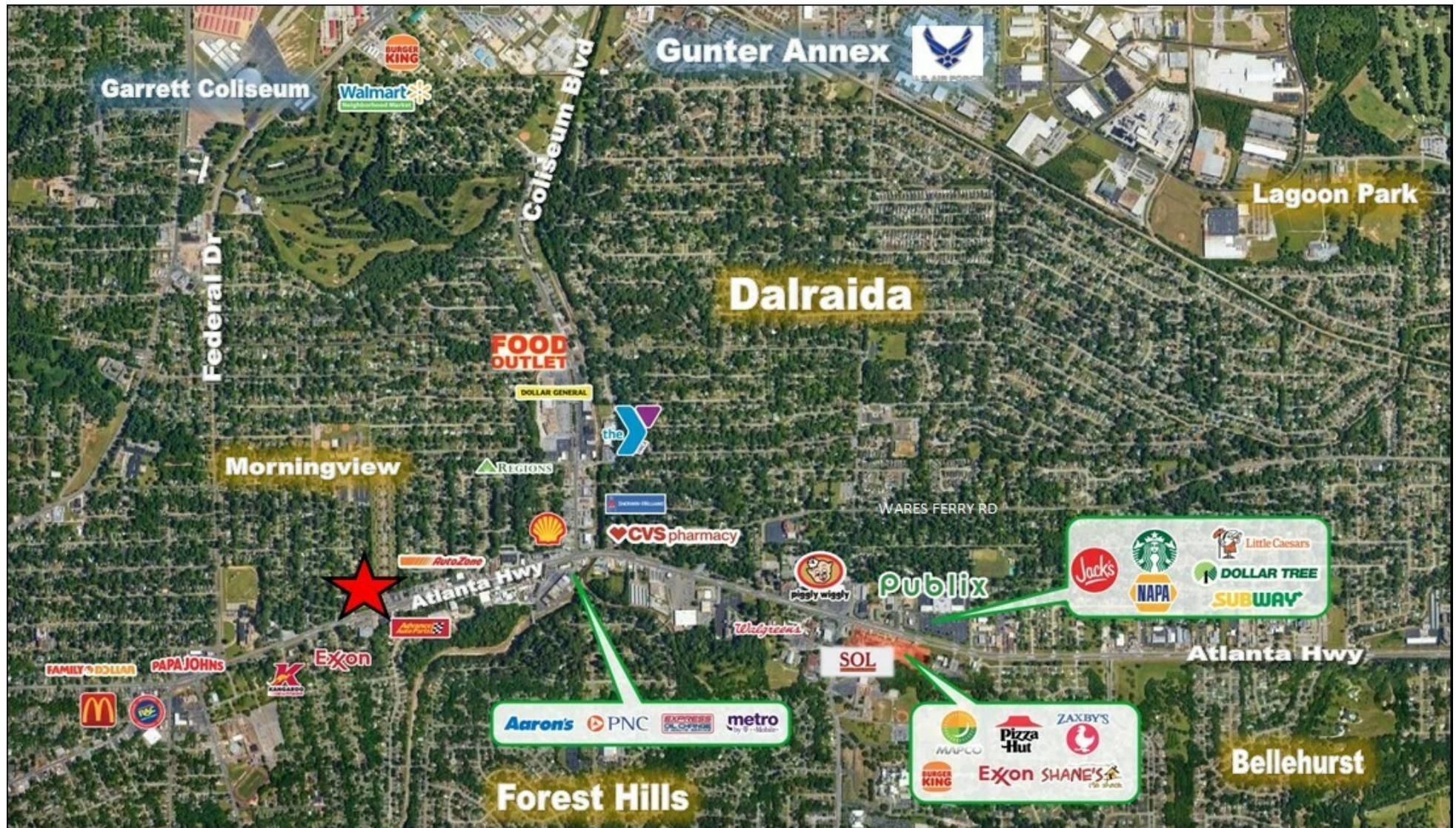
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Retail Map



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