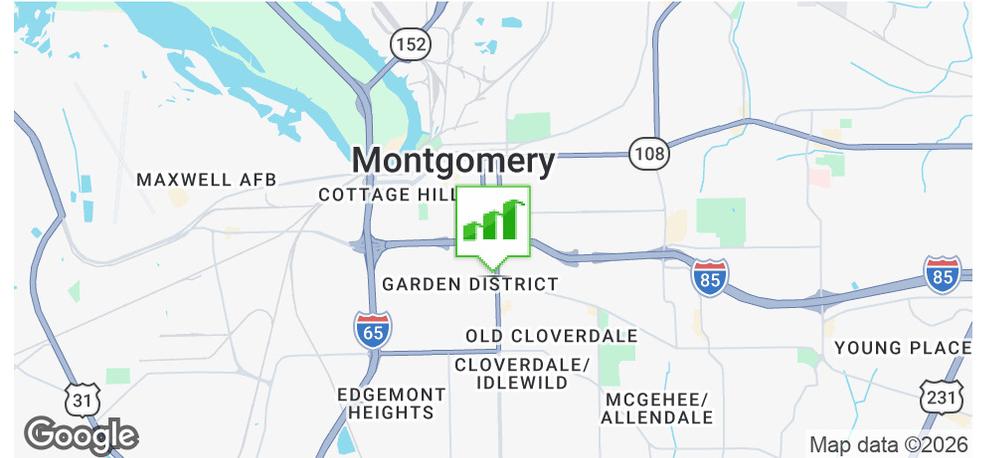


# 1162 S DECATUR ST

MONTGOMERY, AL 36104

## Executive Summary



### OFFERING SUMMARY

Available SF: 1,300 - 10,600 SF

Lease Rate: \$10.00 - 12.00 SF/yr  
(NNN)

Year Built: 2002

Building Size: 16,837

Zoning: M-1

### PROPERTY HIGHLIGHTS

- 1,300-10,600 SF of Retail Space Located at University Shopping Center
- Easy Access to I-85
- Excellent Visibility
- ±0.2 Miles from Alabama State University
- ±1.5 Miles from I-65
- ±2.8 Miles from Montgomery Whitewater: Montgomery Whitewater is an outdoor destination unlike any other. The park boasts an Olympic-standard recirculating white water channel, utilizing the world's most advanced white water technology for paddle sports athletes and competitions
- ±3.9 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



GENE CODY, CCIM, SIOR

334.386.2441  
gcody@mcrmpm.com

PERRY PATIÑO

334.531.0125  
ppatino@mcrmpm.com

MOORE COMPANY REALTY

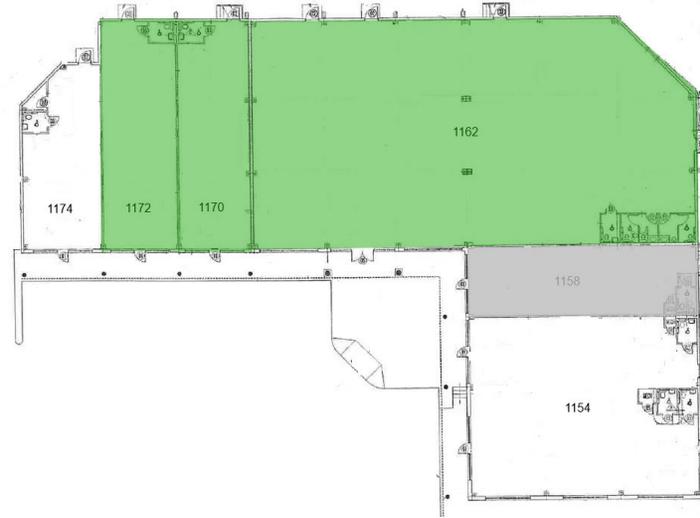
312 Catoma Street, Suite 200, Montgomery, AL 36104  
334.262.1958 | moorecompanyrealty.com



# 1162 S DECATUR ST

MONTGOMERY, AL 36104

Plans



## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
1172 S Decatur	Available	1,300 SF	NNN	\$12.00 SF/yr
1170 S Decatur	Available	1,300 SF	NNN	\$12.00 SF/yr
1162 S Decatur	Available	8,000 SF	NNN	\$10.00 SF/yr

GENE CODY, CCIM, SIOR

334.386.2441  
gcody@mcrmpm.com

PERRY PATIÑO

334.531.0125  
ppatino@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma Street, Suite 200, Montgomery, AL 36104  
334.262.1958 | moorecompanyrealty.com



### DEMOGRAPHIC SUMMARY

1162 S Decatur St, Montgomery, Alabama, 36104  
 Ring of 10 miles

#### KEY FACTS

214,811

Population



89,608

Households

37.1

Median Age

\$41,435

Median Disposable Income

#### EDUCATION

11%

No High School Diploma



29%

High School Graduate



27%

Some College



34%

Bachelor's/Grad/Prof Degree

#### INCOME



\$50,863

Median Household Income



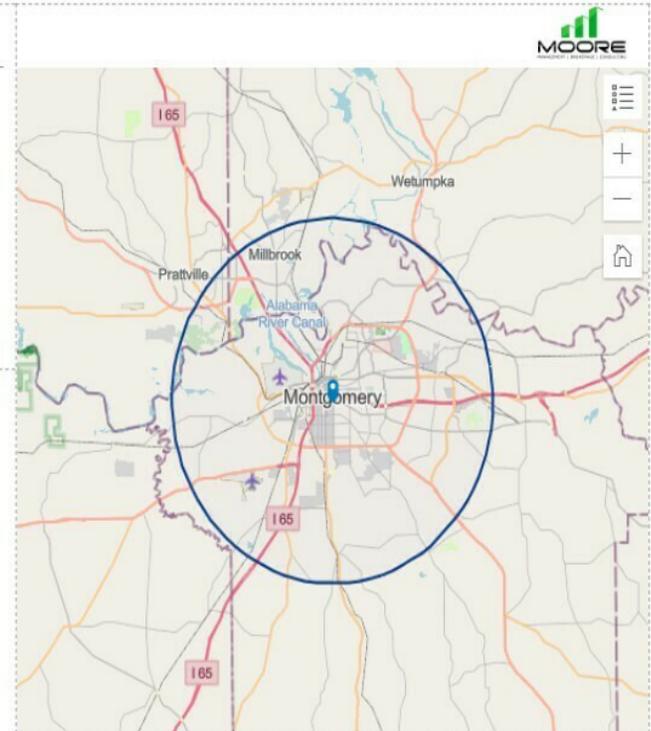
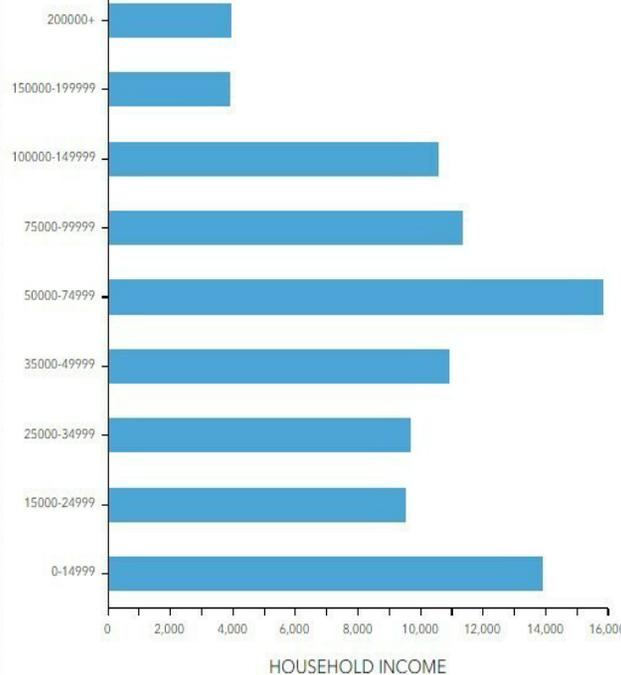
\$31,129

Per Capita Income



\$66,057

Median Net Worth



#### EMPLOYMENT



63%

White Collar



23%

Blue Collar



17%

Services

5.3%

Unemployment Rate

# 1162 S DECATUR ST

MONTGOMERY, AL 36104

## Retail Map



GENE CODY, CCIM, SIOR

334.386.2441  
gcody@mcrmpm.com

PERRY PATIÑO

334.531.0125  
ppatino@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma Street, Suite 200, Montgomery, AL 36104  
334.262.1958 | moorecompanyrealty.com

