

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$1,000.00 per month
Building Size:	2,381 SF
Available SF:	2,381 SF
Lot Size:	0.1 Acres
Number of Units:	1
Zoning:	M-1

PROPERTY OVERVIEW

710 N. Perry St. is approximately 2,381+/- SF of warehouse space and Zoned M-1. This property features a small office area, one restroom, a dedicated storage area, a fenced yard, and 2 dock height-loading doors. The exposed concrete ceiling provides good insulation and temperature control. Windows and greenery at the rear of the property offer both natural light and a cooling aspect. This property is located in downtown Montgomery and close to all City attractions. Contact Paul Hodges at 334-315-1382 for more information or to schedule your tour.

PROPERTY HIGHLIGHTS

- 2,381 SF
- 2 Dock Height doors
- One Small Office
- Left and Right side dock entrances
- Generous-sized parking pad
- Compact and manageable size with good road frontage and surprising depth

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,093	21,006	45,579
Total Population	1,839	41,034	95,239
Average HH Income	\$37,109	\$40,535	\$49,105

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.

710 N. PERRY ST. - 2,381 SF WAREHOUSE | INDUSTRIAL PROPERTY FOR LEASE

ADDITIONAL PHOTOS



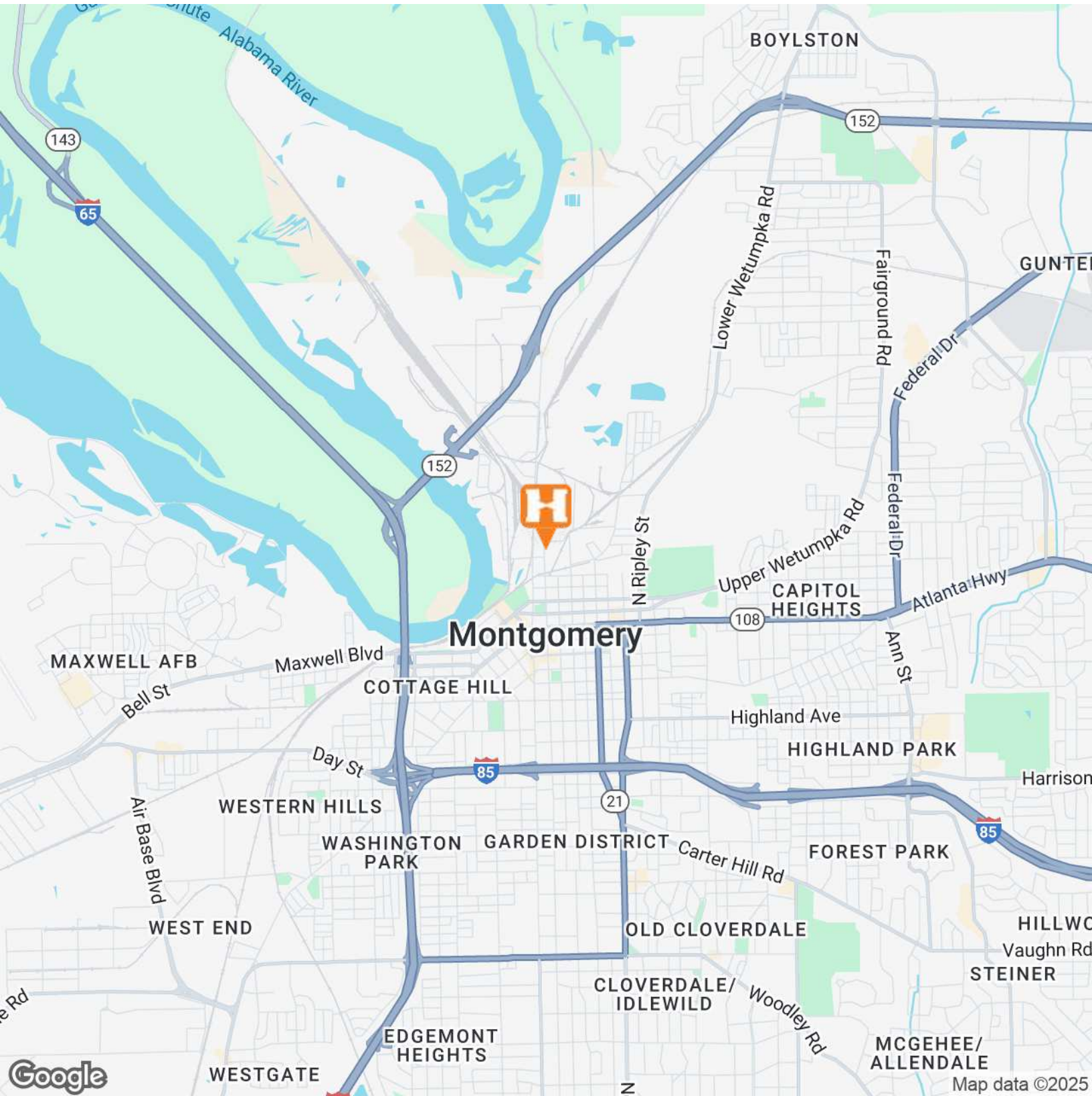
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LOCATION MAP



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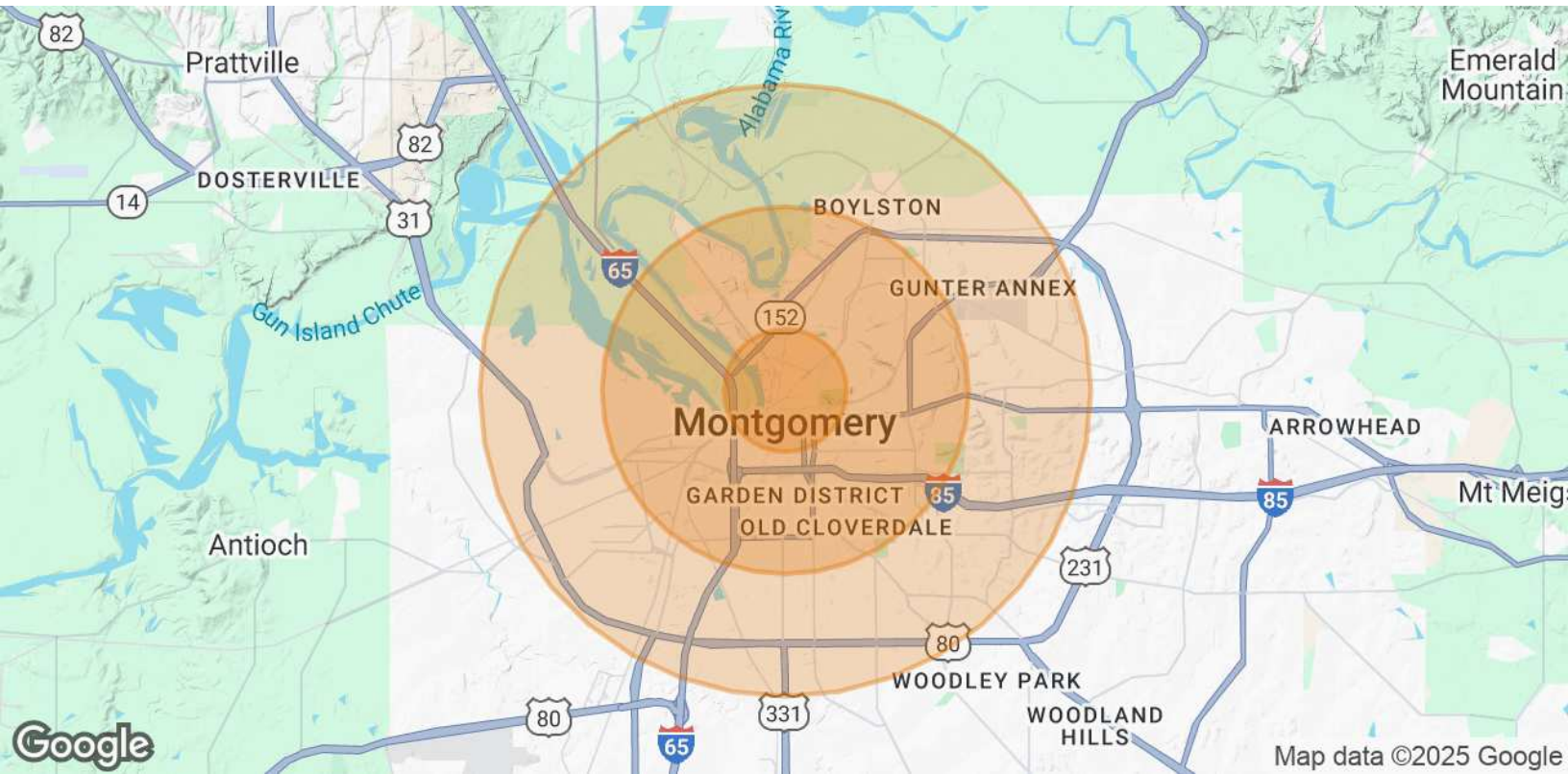
ZONING



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,839	41,034	95,239
Average Age	39.3	36.1	37.6
Average Age (Male)	34.5	33.4	34.2
Average Age (Female)	47.4	38.3	40.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,093	21,006	45,579
# of Persons per HH	1.7	2.0	2.1
Average HH Income	\$37,109	\$40,535	\$49,105
Average House Value	\$124,534	\$100,275	\$109,456

2020 American Community Survey (ACS)