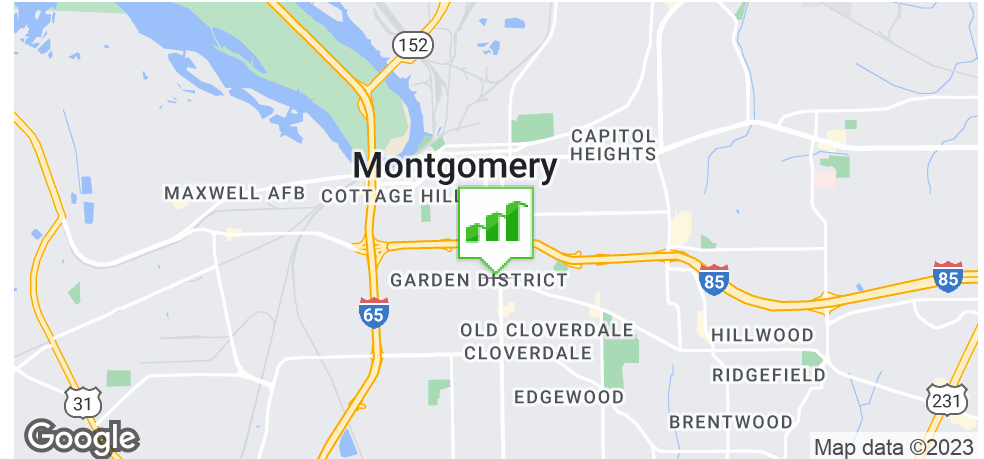


1162 S DECATUR ST

MONTGOMERY, AL 36104

Executive Summary



OFFERING SUMMARY

Available SF: 8,000 SF

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

Year Built: 2002

Building Size: 16,837

Zoning: M-1

PROPERTY HIGHLIGHTS

- ±8,000 SF 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

334.386.2441
gcody@mcrrmpm.com

MOORE COMPANY REALTY

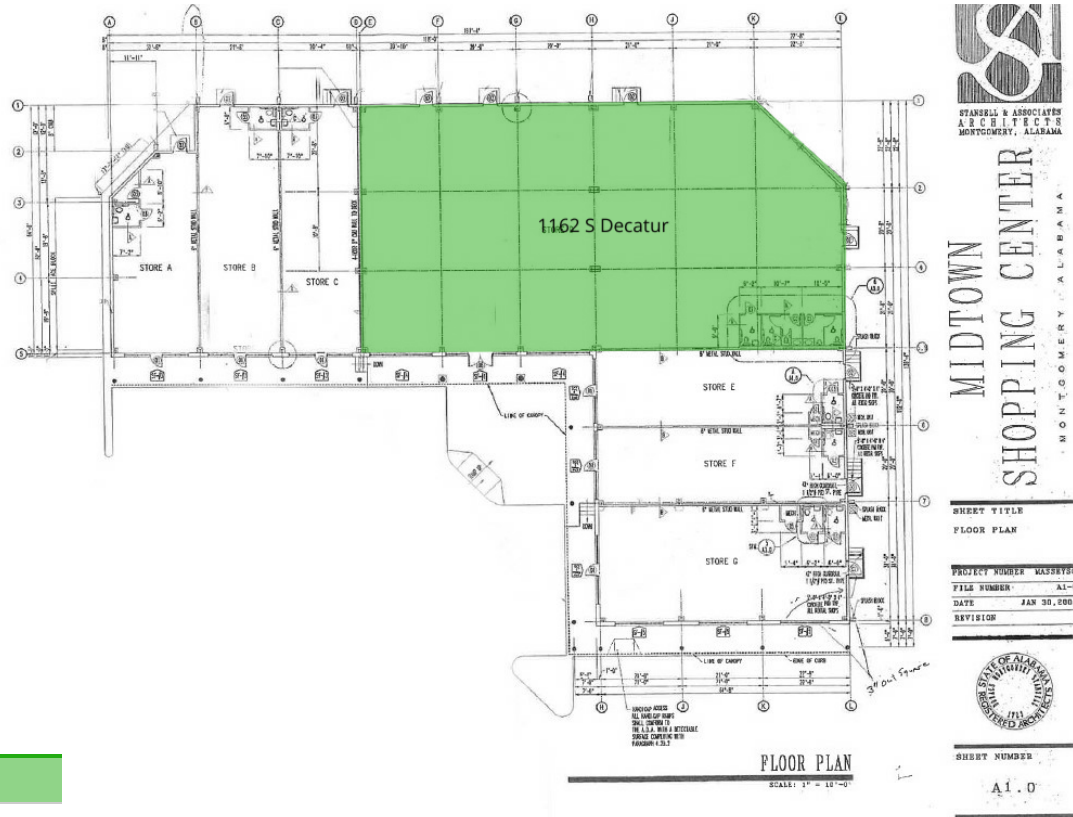
312 Catoma St #200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com



1162 S DECATUR ST

MONTGOMERY, AL 36104

Plans



LEGEND

Available

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
1162 S Decatur	Available	8,000 SF	NNN	\$10.00 SF/yr

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1162 S DECATUR ST

MONTGOMERY, AL 36104

Demographics

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



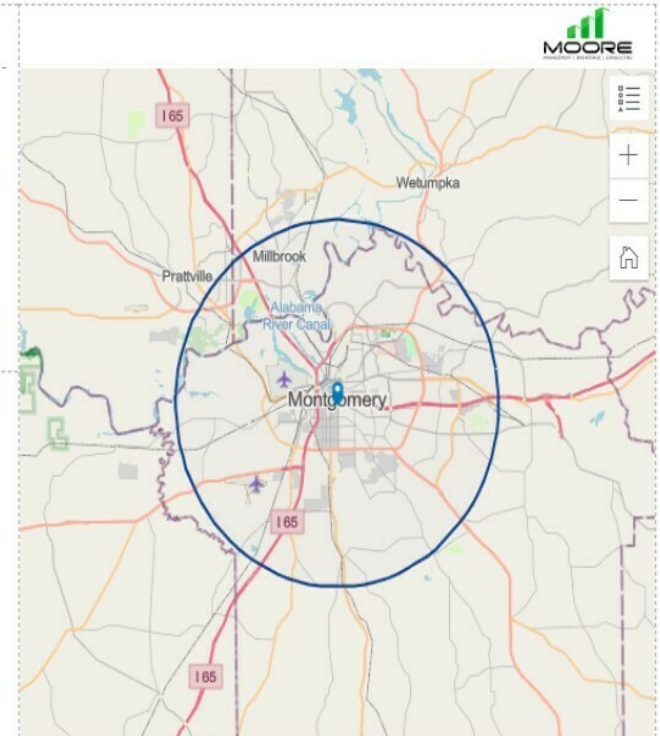
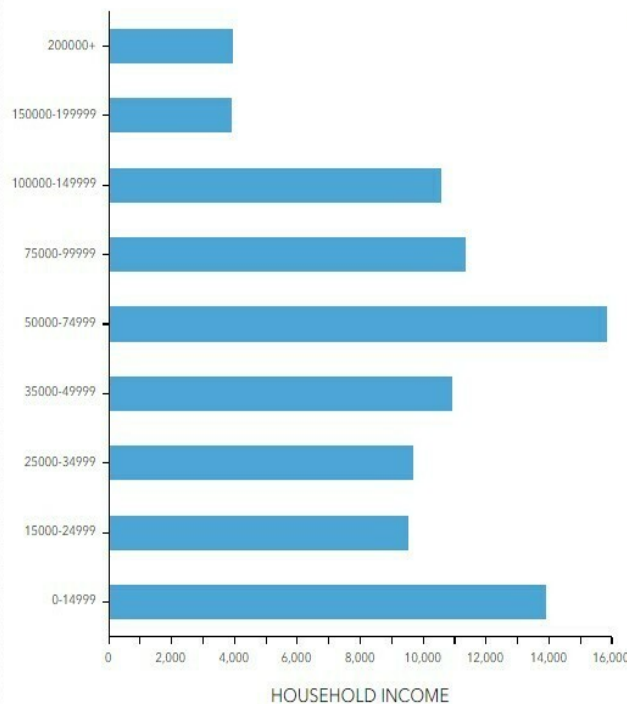
\$31,129

Per Capita Income



\$66,057

Median Net Worth



EMPLOYMENT

63%

White Collar

23%

Blue Collar

17%

Services

5.3%

Unemployment Rate

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1162 S DECATUR ST

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Retail Map



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