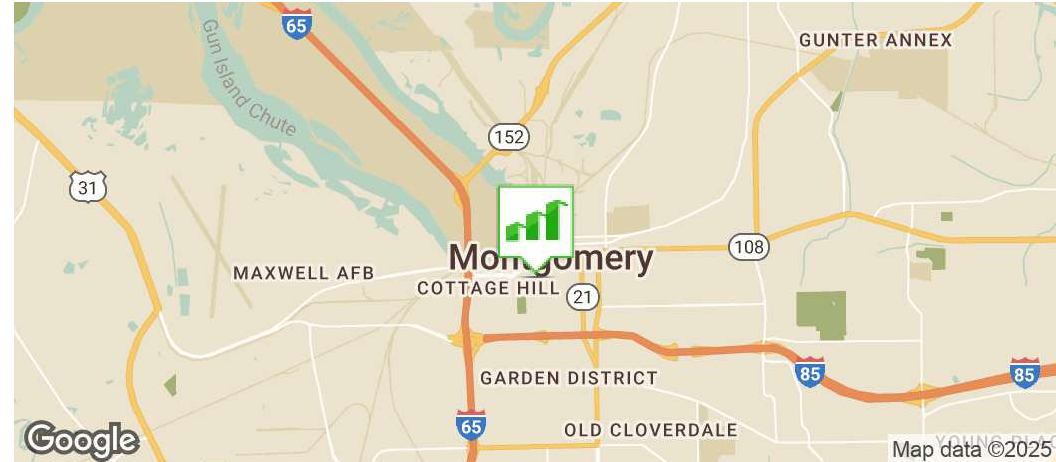


163-177 LEE ST

163 LEE ST, MONTGOMERY, AL 36104

Executive Summary



OFFERING SUMMARY

Sale Price: \$400,000

Lot Size: ± 0.14 Acres

Year Built: 1920

Building Size: ± 6,160

Zoning: T5

Price / SF: \$64.94

PROPERTY HIGHLIGHTS

- Prime downtown Montgomery location on Lee Street, in the heart of the central business district
- VALUE ADD - Current annual income ± \$22, 200.00
- Within walking distance of the Alabama State Capitol and government offices
- Adjacent to the Frank M. Johnson Jr. Federal Building & U.S. Courthouse (major legal hub)
- Near the Civil Rights Memorial Center and Dexter Avenue King Memorial Baptist Church (historic and cultural landmarks)
- Close to Old Alabama Town historic district and Riverfront Park along the Alabama River
- Excellent access to major roadways: less than 1 mile to Interstate-65 and Interstate-85
- Convenient to U.S. Route 80 and other major city thoroughfares for regional connectivity
- Surrounded by civic, cultural, and historic attractions that drive strong foot traffic and tourism

JON MASTERS, CCIM

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MOORE COMPANY REALTY

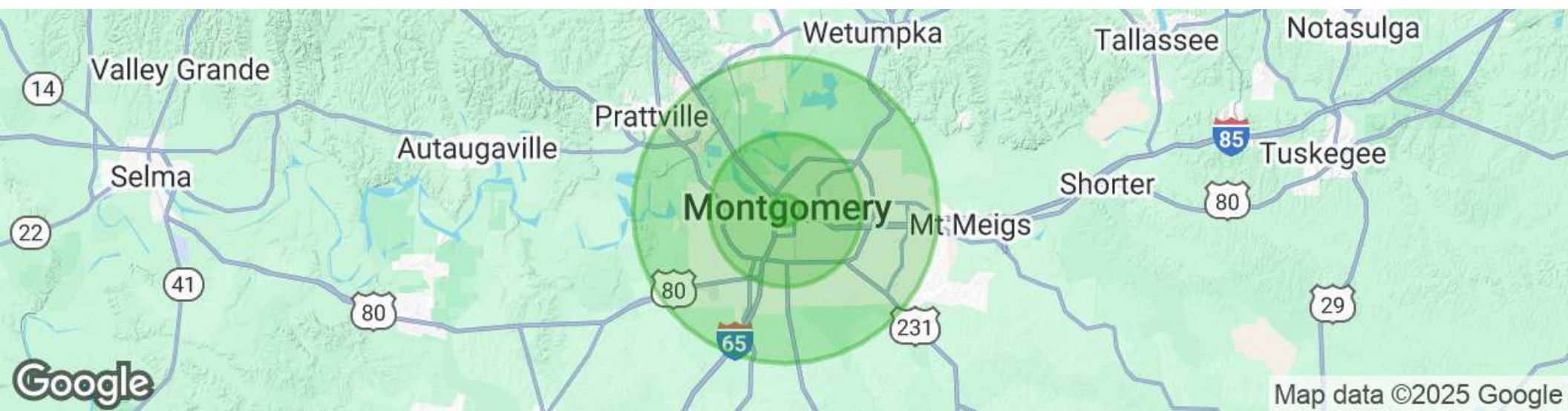
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163-177 LEE ST

163 LEE ST, MONTGOMERY, AL 36104

Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,231	100,387	234,958
Average Age	40	40	39
Average Age (Male)	39	38	38
Average Age (Female)	42	41	41
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,748	40,843	97,302
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$43,873	\$63,864	\$73,491
Average House Value	\$235,694	\$176,501	\$203,807

Demographics data derived from AlphaMap

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Retail Map



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