

2 UNITS MILLBROOK OFFICE RENTAL | FOR LEASE
2314-2316 WALL STREET MILLBROOK,
AL 36054



OFFERING SUMMARY

Building Size:	12,500 SF
2312-2314 Size:	2,500 SF
Year Built:	1997

PROPERTY OVERVIEW

Located just 0.5 miles from Exit 179 on Interstate 65, the property provides excellent accessibility to Montgomery, Prattville, and surrounding areas, making it ideal for businesses that value convenience for employees and customers. The building includes eight 1,250 square foot units, one 1,000 square foot unit, and one 1,500 square foot unit, each with a private entrance, covered awning, and front parking. Units have previously been used for retail, service businesses, professional offices, and church space, offering flexible options for a wide range of commercial users. Units 2314 and 2316 are becoming available, providing a combined 2,500 square feet of heated and cooled space with office buildout. This location is perfect for businesses seeking accessible, versatile commercial space in Millbrook, AL. For leasing information or to schedule a tour, contact Paul Hodges at 334 315 1382.

PROPERTY HIGHLIGHTS

- Excellent Central Location to Montgomery, Prattville, & Millbrook
- 0.5 mile from Exit 179, I-65
- ONE 1,000 SF unit available
- ONE 1,500 SF unit available

SPACES	LEASE RATE	SPACE SIZE
2314 Wall St.	\$1,500 per month	1,500 SF
2316 Wall St.	\$1,200 per month	1,000 SF

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 the 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. Photos digitally cleaned for clarity (debris/weeds removed); no physical features added or altered.

LEASE SPACES



- Available
- Leased

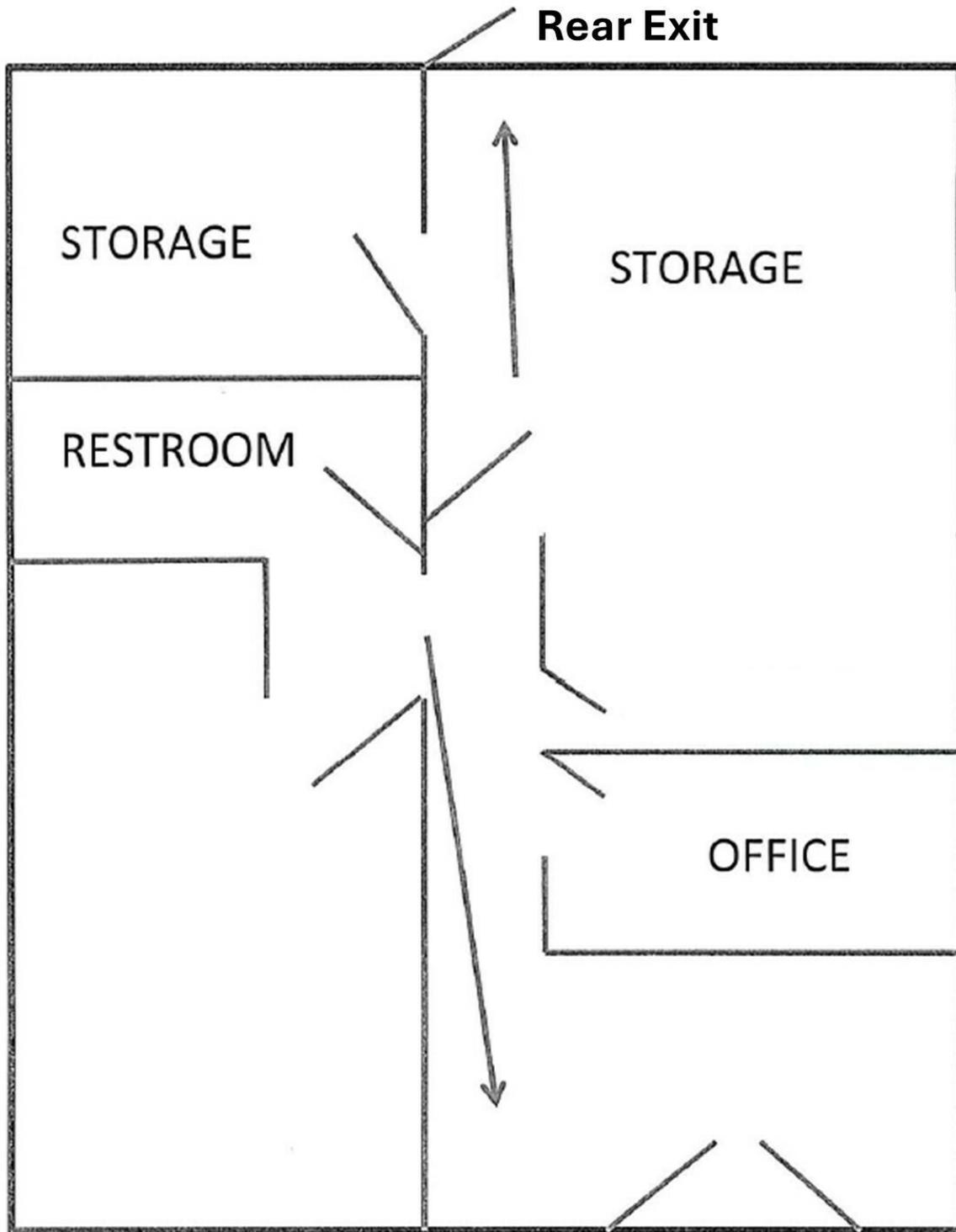
LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,000 - 1,500 SF	Lease Rate:	\$1,200.00 - \$1,500.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2314 Wall St.	Available	1,500 SF	Gross	\$1,500 per month	One 1,500 SF unit available July 31, 2026. If you would like more information or to schedule your tour, you can contact Paul Hodges at 334-315-1382.
2316 Wall St.	Available	1,000 SF	Gross	\$1,200 per month	One 1,000 SF unit available July 31, 2026. If you would like more information or to schedule your tour, you can contact Paul Hodges at 334-315-1382.

2314 FLOORPLAN



EVACUATION PLAN

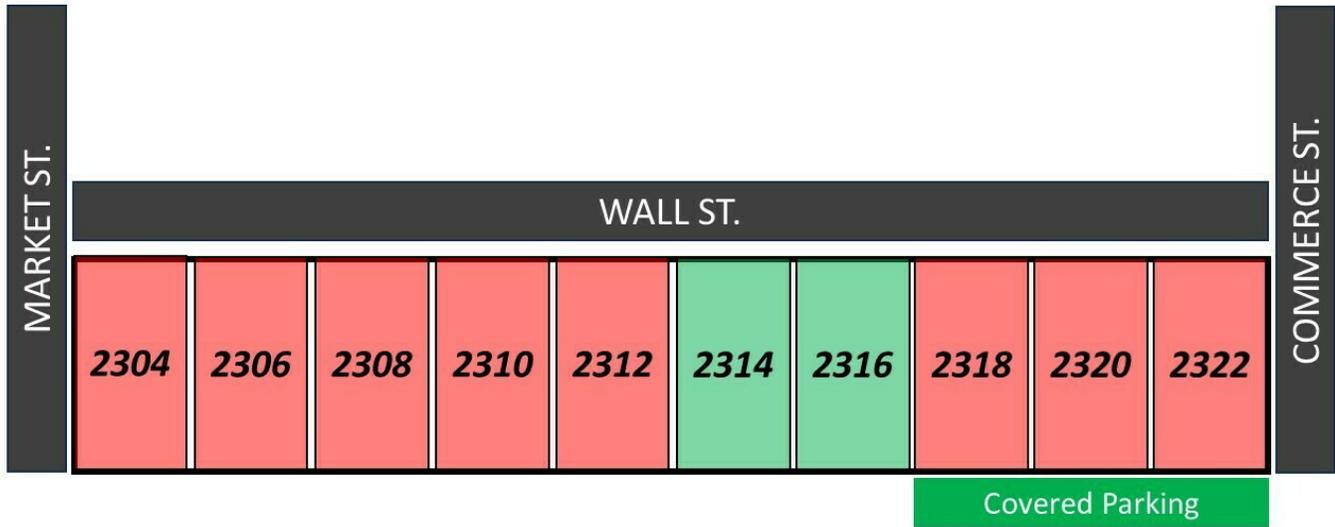
Front Exit

2314-2316 WALL ST. MILLBROOK, AL - 2,500 SF HEATED & COOLED

AERIAL LAYOUT



-  Available
-  Leased



-  Available
-  Leased

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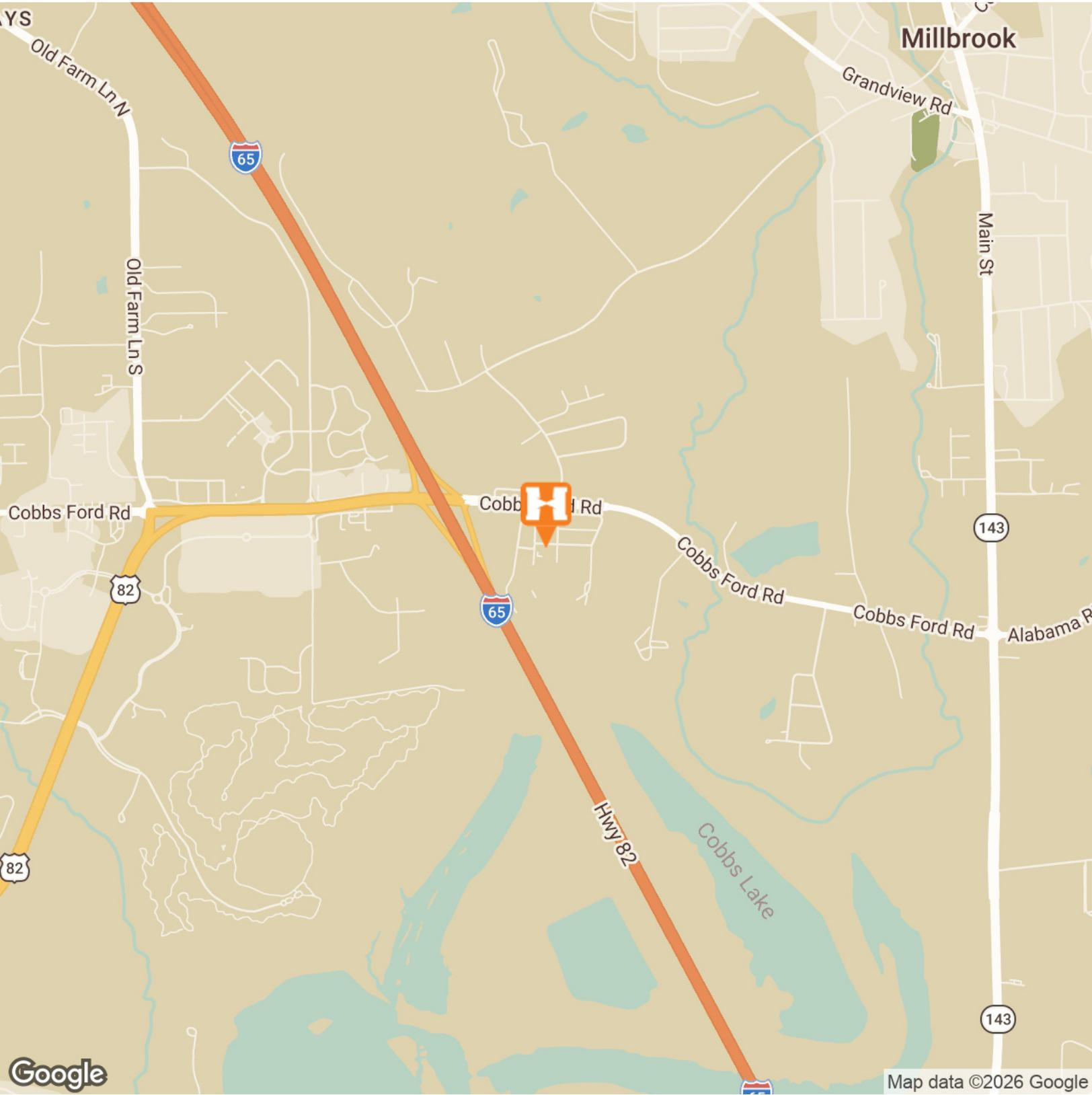
2314-2316 WALL ST. MILLBROOK, AL - 2,500 SF HEATED & COOLED

LOCATION MAP



Hodges

Commercial Real Estate



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2314-2316 WALL ST. MILLBROOK, AL - 2,500 SF HEATED & COOLED

AERIAL MAP

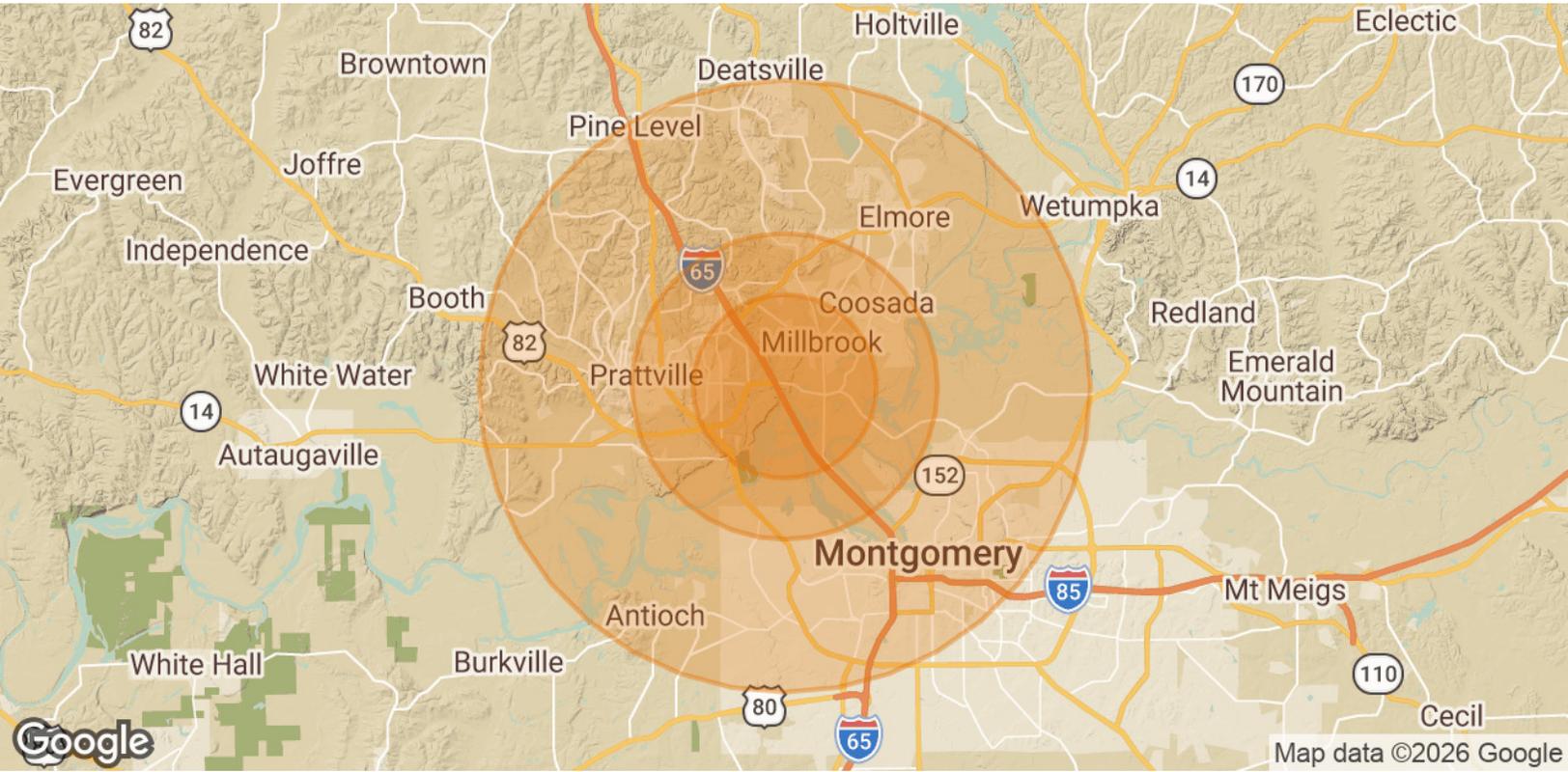


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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	19,302	48,053	170,103
Average Age	39	39	40
Average Age (Male)	37	38	38
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,995	19,049	66,063
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$83,985	\$86,773	\$74,361
Average House Value	\$219,051	\$216,811	\$193,288

Demographics data derived from AlphaMap

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