

**OFFERING SUMMARY**

Available SF: 2,287 SF

Lease Rate: \$13.00 SF/yr (Negotiable)

Lot Size: 0.46 Acres

Building Size: 5,398

Zoning: O-1: Office District

**PROPERTY HIGHLIGHTS**

- 0.4 MILE FROM VAUGHN RD.
- 0.7 MILE FROM TAYLOR RD.
- EFFICIENT OFFICE SPACE
- TRAFFIC COUNTS OF 28,450 ± AADT
- OWNER PAYS WATER, HVAC MAINTENANCE & REPAIRS
- LEASE TERMS 36 MONTHS

**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
Total Households	1552	15361	35187
Total Population	3861	36385	85105
Average HH Income	\$125,521	\$92,088	\$76,874

# 7003-7011 FULTON CT

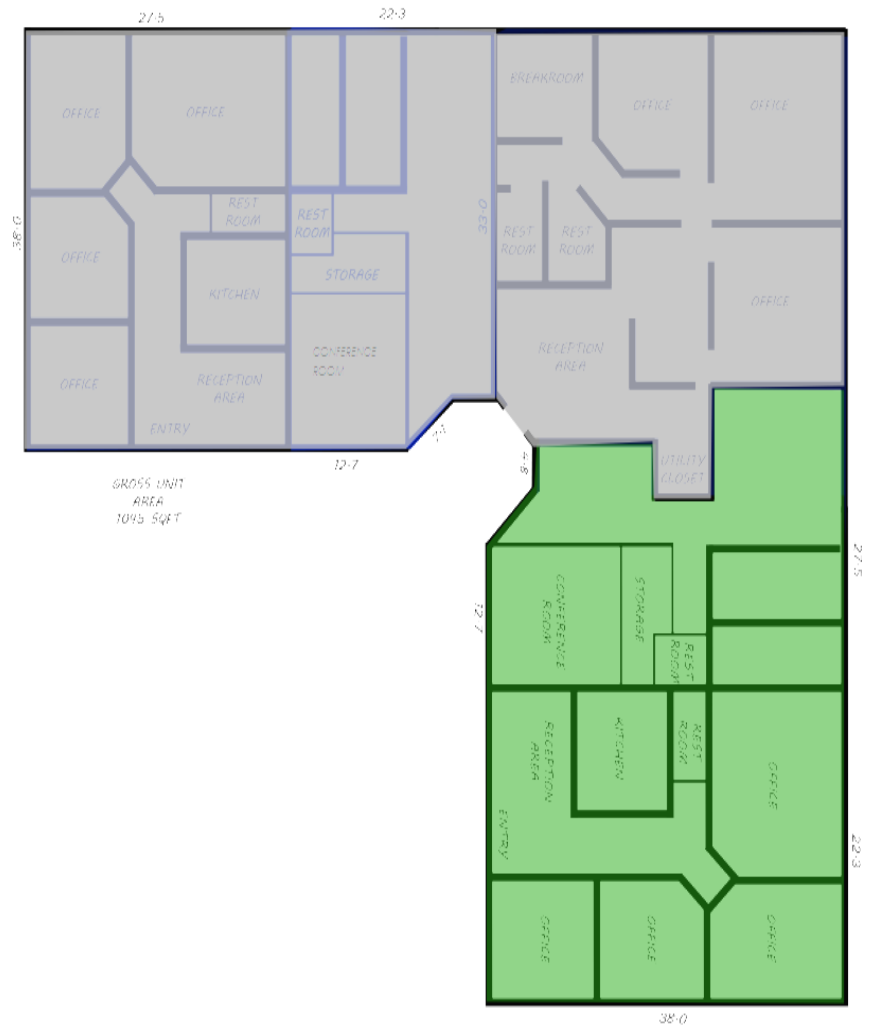
7003-7011 FULTON CT, MONTGOMERY, AL 36117

## Available Spaces



**LEASE TYPE** | Negotiable  
**LEASE TERM** | Negotiable  
**LEASE SPACE** | 2,287 SF  
**LEASE RATE** | \$13.00 SF/yr

SUITE	TENANT	SIZE	TYPE	RATE
7011	Available	2,287 SF	Negotiable	\$13.00 SF/yr





7003-7011 FULTON CT

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# Retail Map

The map shows a residential neighborhood with Taylor Road running diagonally from the top-left to the bottom-right, and Vaughn Road running vertically on the right side. A red star is placed at the intersection of Taylor Road and Vaughn Road. To the left, Interstate 85 is visible. The surrounding area includes a baseball field, a pond, and various commercial buildings.

**Callout Box 1 (Top Right):**

- verizon
- KOHL'S
- STARBUCKS COFFEE
- GameStop
- Panera
- Ruby Tuesday
- Hampton Inn
- ROSS DRESS FOR LESS
- BAM! BOOKS-A-MILLION
- DSW
- Chick-fil-A
- WORLD MARKET
- at&t

**Callout Box 2 (Middle Right):**

- usAmeriBank
- Hardee's
- McDonald's
- STERLING BANK
- DUNKIN' DONUTS
- Waffle House
- amc THEATRES
- mellow MUSHROOM
- Walmart Neighborhood Market

**Callout Box 3 (Bottom Right):**

- Publix
- Winn-Dixie
- WELLS FARGO
- Jim theissey's CLEANERS-TUXEDOS
- CHICK-FIL-A
- ZAXBY'S
- STARBUCKS COFFEE
- Walgreens
- Momma Goldberg's Deli
- Applebee's
- UPS The UPS Store
- RITE AID

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