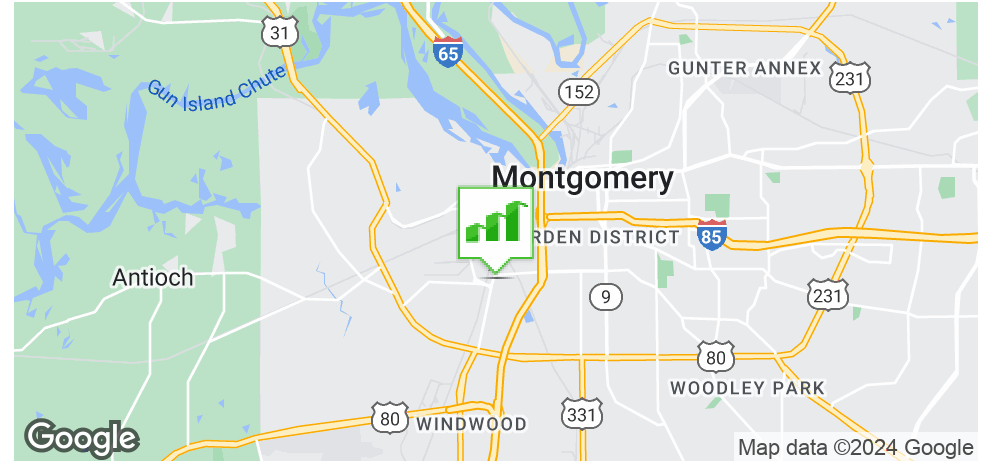


3035 MOBILE HIGHWAY

MONTGOMERY, AL 36104

Executive Summary



OFFERING SUMMARY

Sale Price:	\$75,000
Lot Size:	0.18 Acres
Year Built:	1960
Building Size:	1,430
Zoning:	M-1

PROPERTY HIGHLIGHTS

- Located on Mobile Hwy with traffic counts of $\pm 11,419$ AADT
- Easy access & excellent visibility
- Ample parking
- ± 0.9 miles from I-65
- ± 1.8 miles from I-85
- ± 3.3 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
- ± 3.5 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



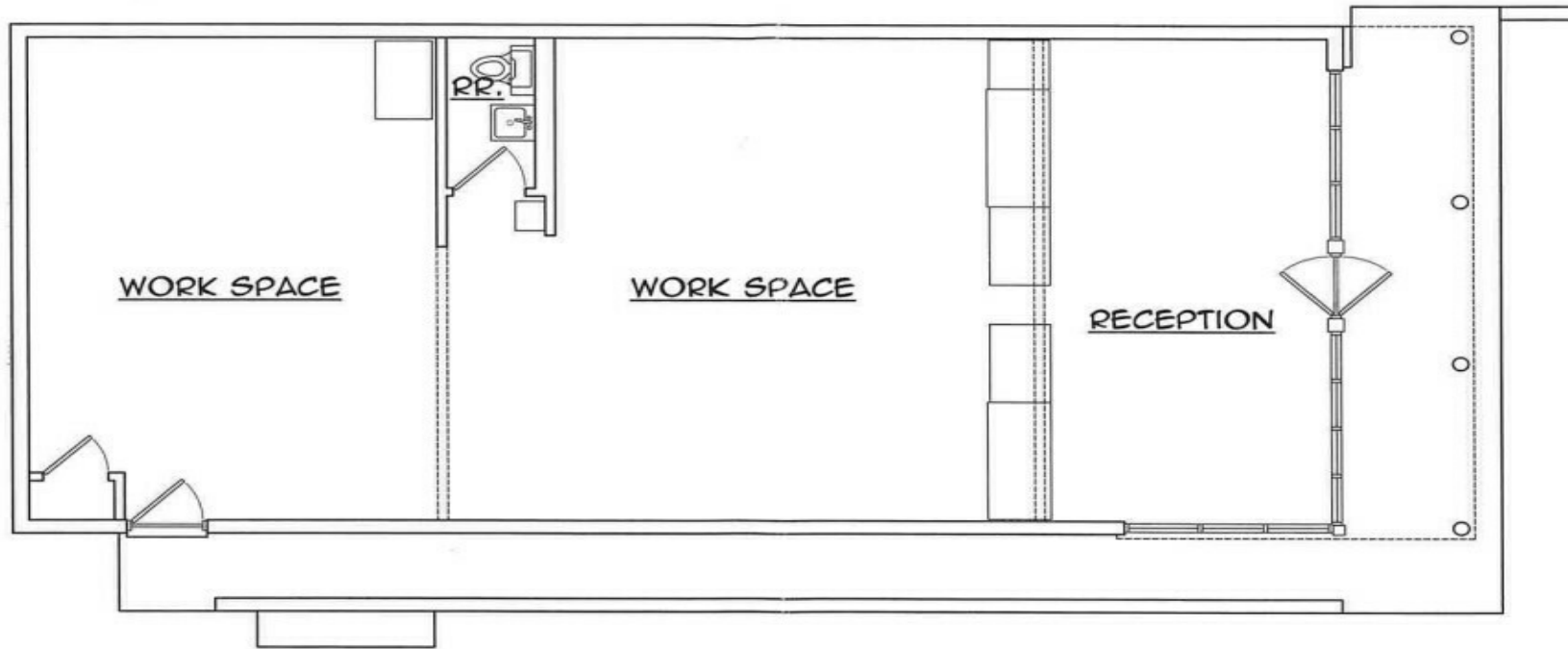
PERRY PATIÑO

334.386.2439
ppatino@mcrmpm.com

MOORE COMPANY REALTY

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





FLOOR PLAN

scale: 1/4" = 1'-0"

Jim Massey's Cleaners
3035 Mobile Highway
Montgomery, AL 36108

3035 MOBILE HIGHWAY

MONTGOMERY, AL 36104

Demographics

DEMOGRAPHIC SUMMARY

3035 Mobile Hwy, Montgomery, Alabama, 36108
Ring of 10 miles

KEY FACTS

200,602

Population



83,559

Households

36.6

Median Age

\$39,189

Median Disposable Income

EDUCATION

12%

No High School Diploma



31%

High School Graduate



27%

Some College



31%

Bachelor's/Grad/Prof Degree

INCOME



\$47,435

Median Household Income



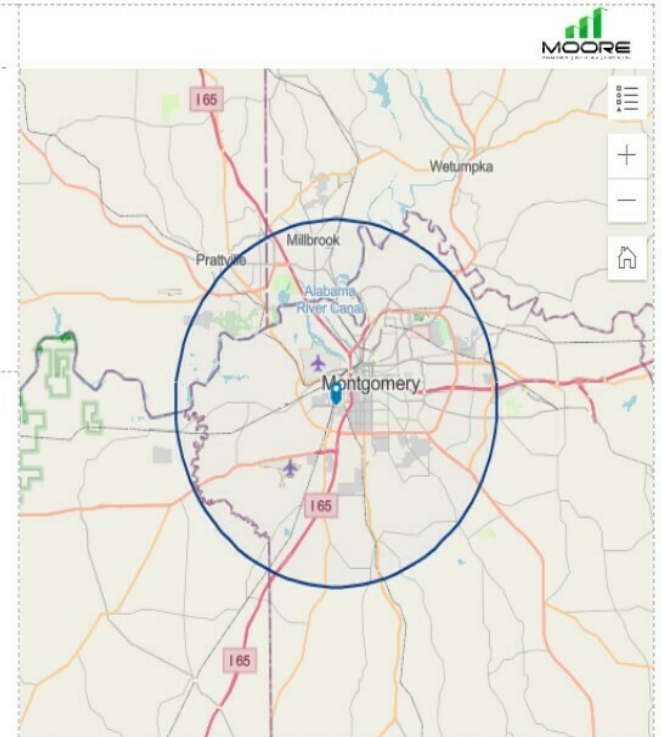
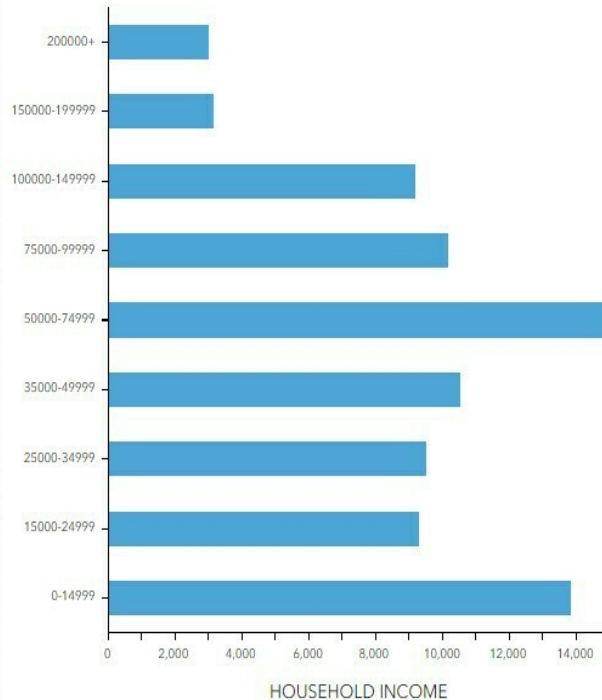
\$28,913

Per Capita Income



\$54,324

Median Net Worth



EMPLOYMENT

61%

White Collar

24%

Blue Collar

18%

Services

5.5%

Unemployment Rate

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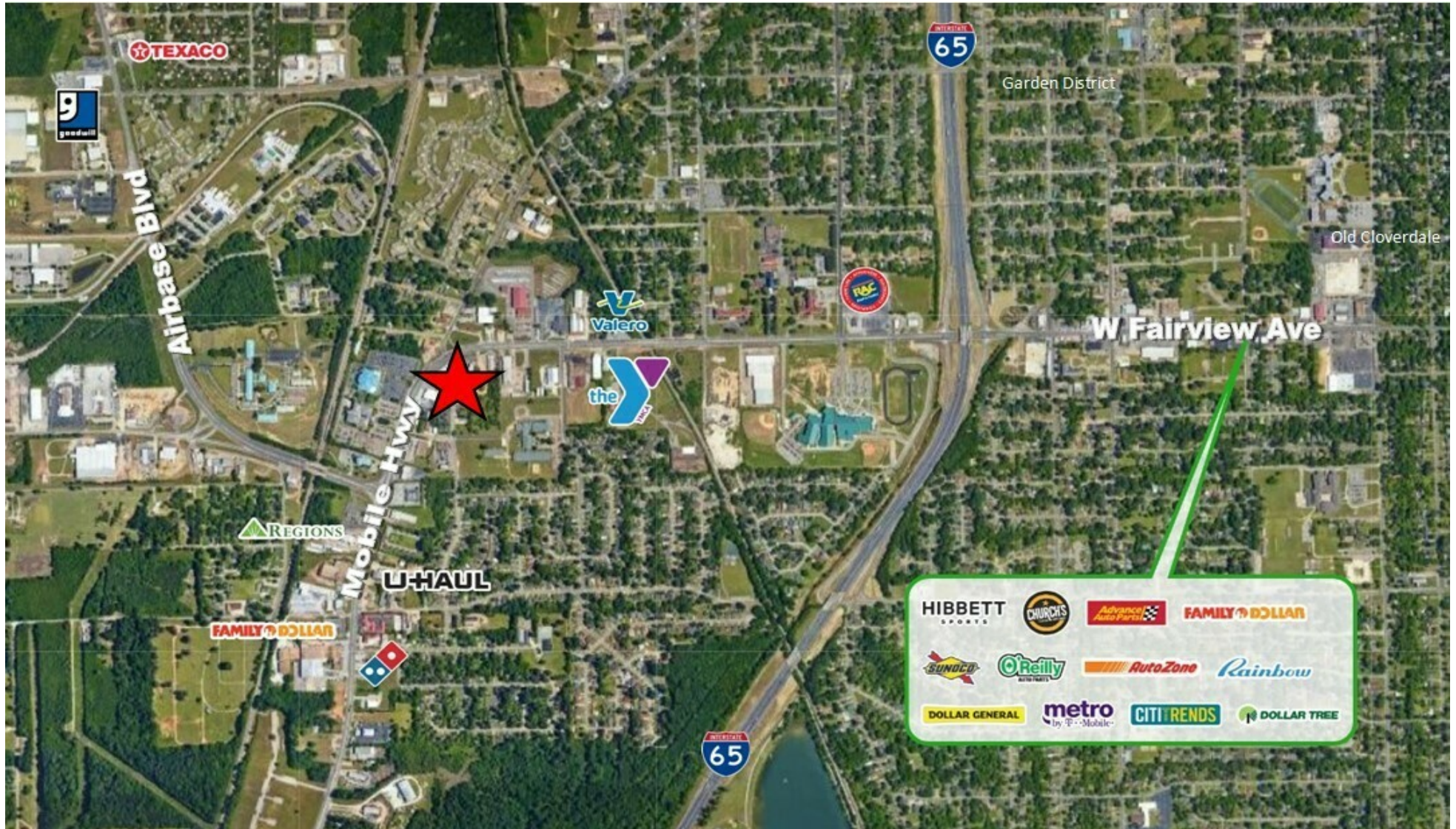
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3035 MOBILE HIGHWAY

MONTGOMERY, AL 36104

Retail Map



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