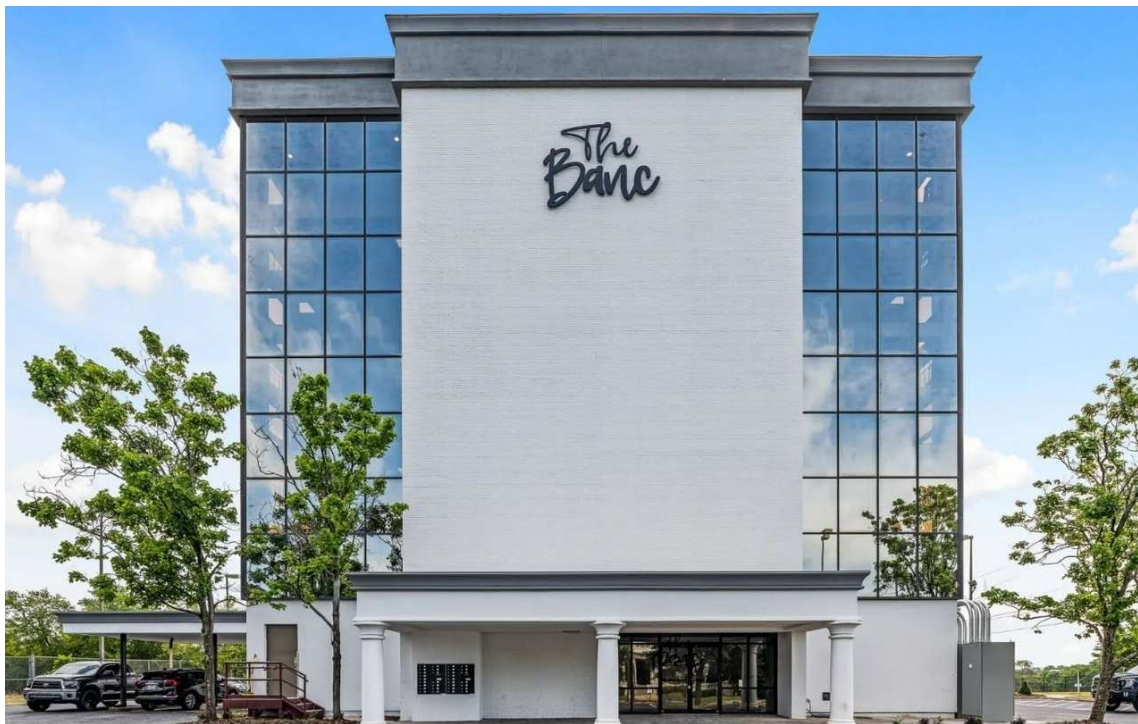


671 S PERRY STREET

Montgomery, Alabama 36104



PROPERTY DESCRIPTION

The Banc Luxury Apartment Building will offer 31 luxury apartments in the 5-story building situated on one of the highest points along I-85 at the entrance to the Montgomery Central Business District. It offers asphalt surface level parking spaces serving the Studio, 1- and 2-bedroom apartments as well as the commercial space located on the first floor of the building. The building was built in 1977 to provide Class A office space for the corporate headquarters of Colonial Bank and the thriving professional community of Downtown Montgomery and redeveloped in 2022-2023 to provide luxury apartments for the Montgomery community. The property comprises approximately 24,500 square feet of office space plus on-site surface parking and a commercial space on the main level that's been converted to a vanilla shell.

PROPERTY HIGHLIGHTS

- Drive-Thru
- Vanilla Shell Space
- Unique Exterior Signage Opportunity
- Abundant Surface Level Parking
- Excellent Property Access Via S. Perry and S. Lawrence
- Landmark Mixed Use Project in the Downtown Market
- Class A Superior Renovation, Interior Finishes, and Surroundings
- Great Exposure From and Easy Access to Interstate 85

PRESENTED BY:

Scott Harris

Senior Vice President & Qualifying Broker
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3500 Eastern Boulevard
Montgomery, AL 36116

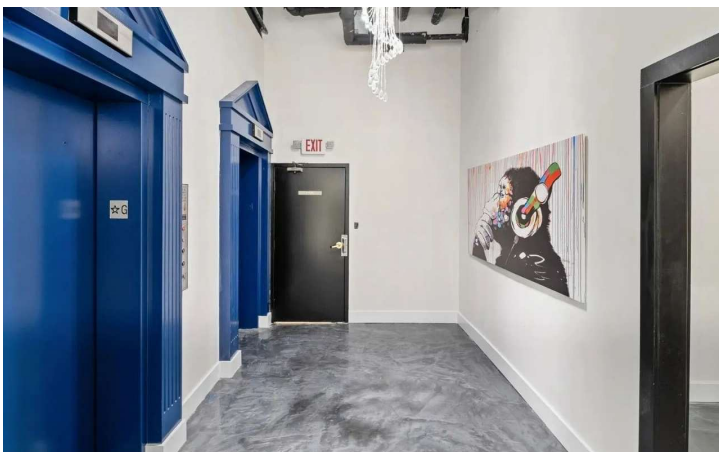
Office Building For Lease

ARONOV

671 S PERRY STREET

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The Banc



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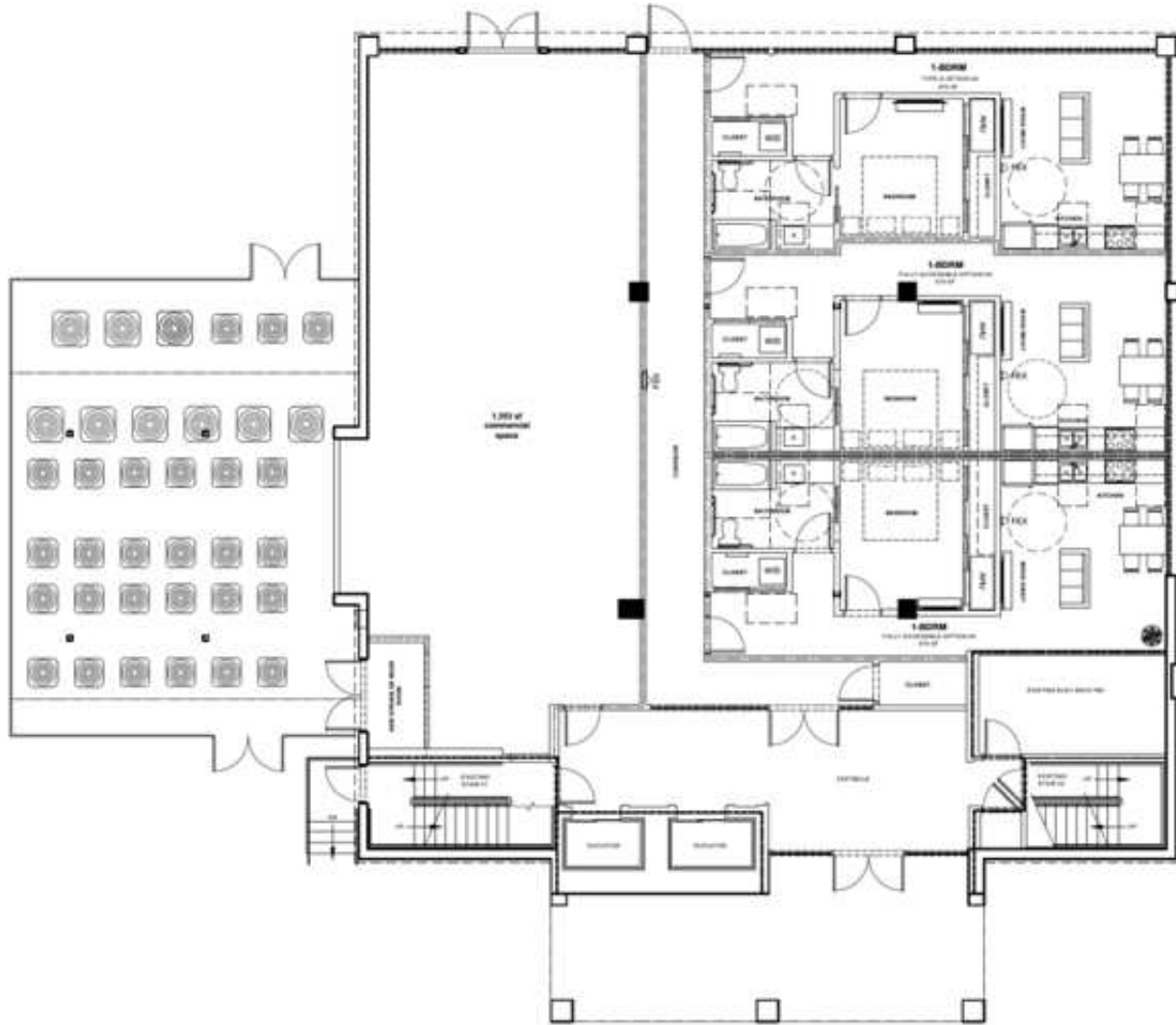
3500 Eastern Boulevard

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This information is from sources deemed reliable, but agent makes no representation or warranty as to the accuracy of the information. Package is subject to prior sale, price change, correction and withdrawal.

671 S PERRY STREET

Montgomery, AL 36104



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
671 S Perry St, Ste 100	Available	1,353 SF	Modified Net	Call Agent for Pricing	Drive-thru

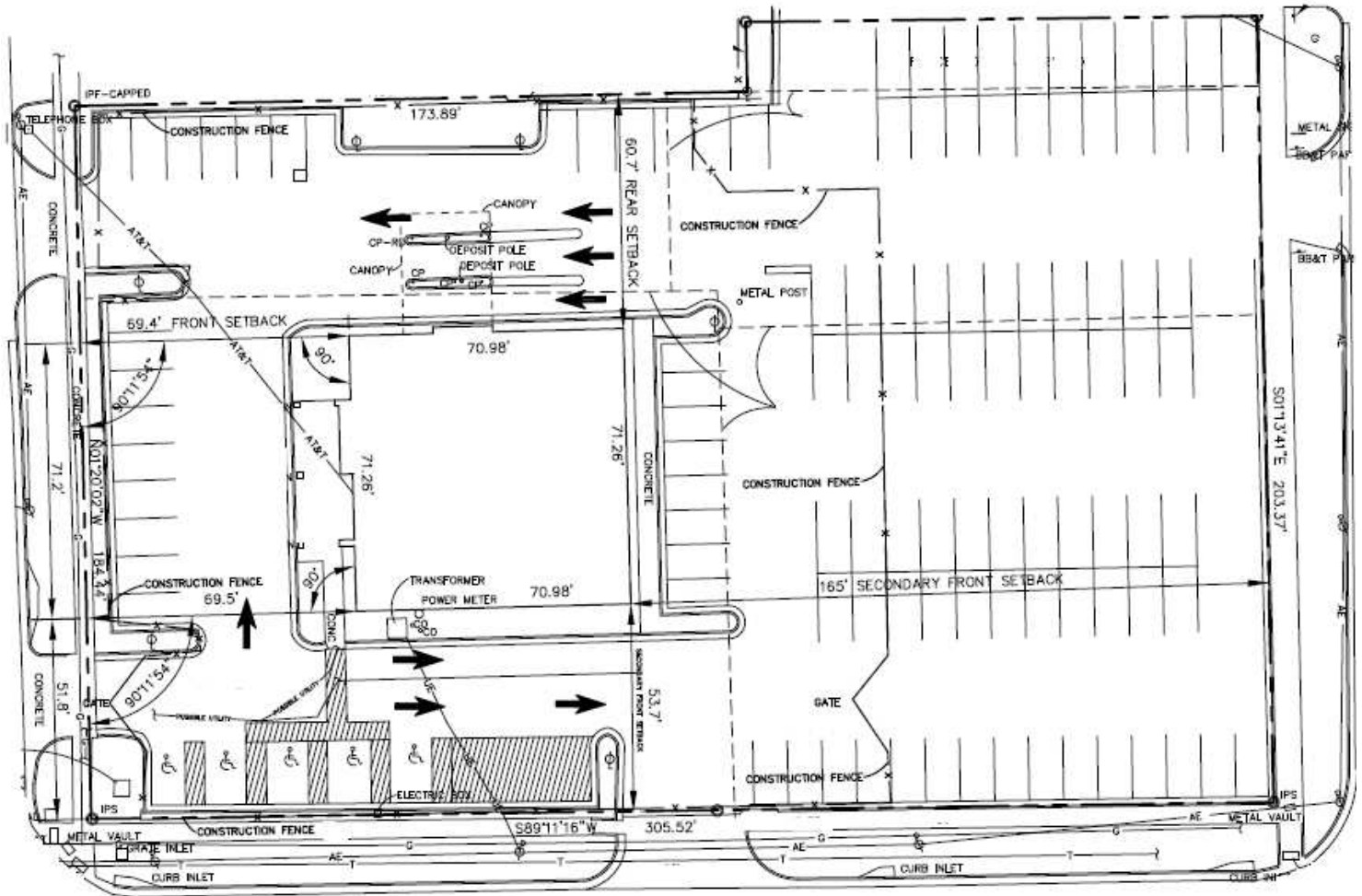
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E. SOUTH STREET (INTERSTATE 85 SERVICE ROAD - R.O.W. VARIES)

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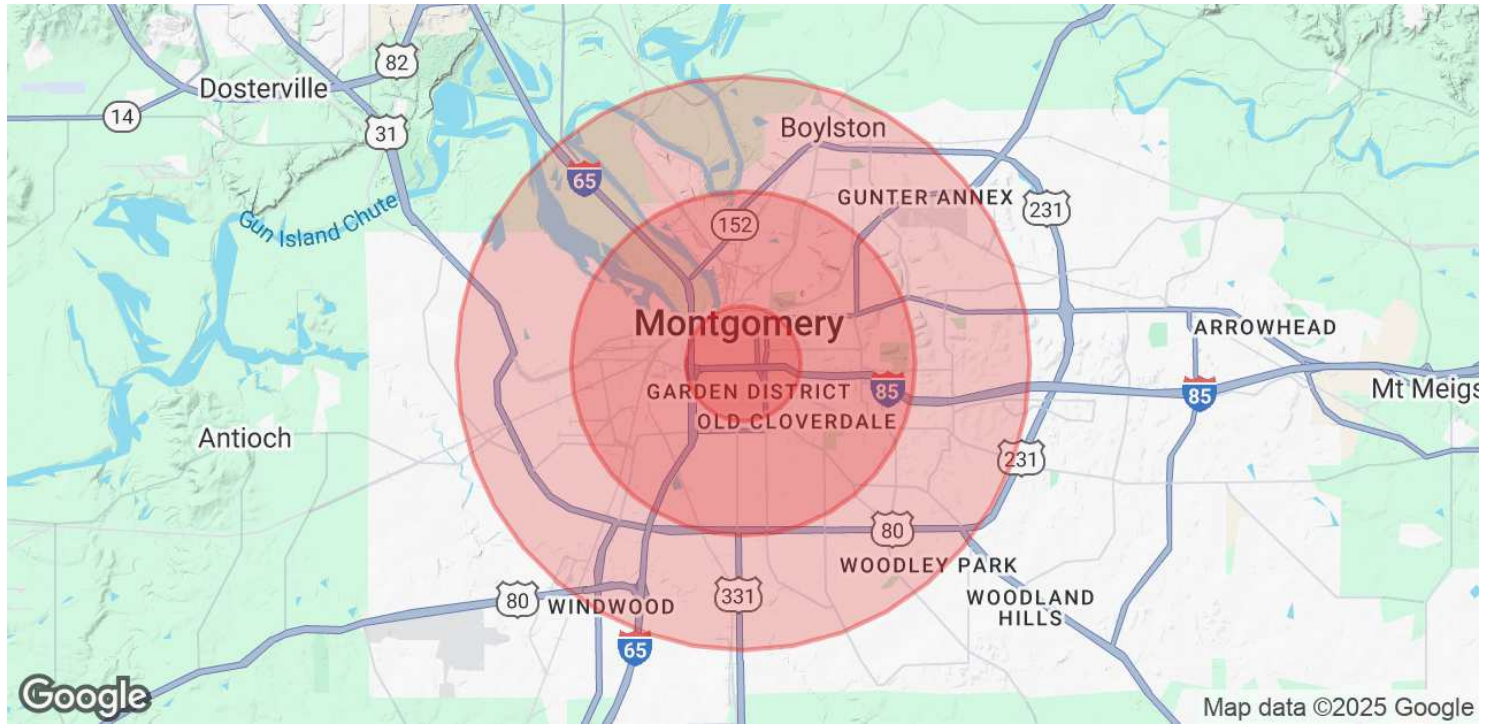
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671 S PERRY STREET

Montgomery, AL 36104



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,508	50,566	108,501
Average Age	36	39	40
Average Age (Male)	35	38	38
Average Age (Female)	37	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,965	20,426	44,156
# of Persons per HH	2.9	2.5	2.5
Average HH Income	\$42,038	\$60,539	\$62,838
Average House Value	\$205,763	\$180,284	\$171,451

Demographics data derived from AlphaMap

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