

# FORMER UMCH BUILDING

3140 Zelda Ct, Montgomery, AL 36106



## OFFERING SUMMARY

Available SF:	5,700 +/- SF
Floor:	1st Floor
Lease Rate:	Call Agent for Pricing
Lease Type:	NN
Building Size:	11,400 +/- SF
Year Built:	2007
Lot Size:	0.66 +/- Acres
Zoning:	B2

## PROPERTY OVERVIEW

This office building is the perfect home for your business. Beautiful Class A Office Building with over 11,400 sf of area on two floors with an elevator. This property is in excellent condition. Abundant surface level on-site parking with 42 available spaces. Very efficient floor plan design with exterior offices and conference facilities. The second floor is leased leaving 5,700 sf available on the ground floor. This office building is a must see if you require 5,700 sf of office space with easy access to I-85.

## LOCATION OVERVIEW

3140 Zelda Court is located off Interstate 85 on Zelda Road in Midtown Montgomery

## PROPERTY HIGHLIGHTS

- Professional Office Building
- 5,700 SF Ground Floor Availability
- Abundant Parking
- Beautiful Finishes
- Excellent Condition
- Great Location off I-85

## PRESENTED BY:

### Scott Harris

Senior Vice President & Qualifying Broker  
334.462.2608  
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[aronovcommercial.com](http://aronovcommercial.com)

3500 Eastern Boulevard  
Montgomery, AL 36116

Office Building For Lease

**ARONOV**

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### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Available	5,700 SF	Modified Net	Call Agent for Pricing	1st Floor Space

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**DUNKIN' DONUTS** **Hardee's**  
**POPEYES** **metro**  
**AT&T** **T**

**Wendy's** **Walmart** **BURGER KING**  
**SHOE CARNIVAL** **Chick-fil-A** **cricket wireless** **ROSS DRESS FOR LESS**  
**CATO FASHIONS** **verizon wireless** **boost mobile**

**ZAXBY'S** **McDonald's**  
**KFC** **TACO BELL** **Arby's**

**COOK-OUT** **WAFFLE HOUSE**  
**Krystal** **REGIONS**

**Moe's southwest grill** **FIRST WATCH** **FIREHOUSE SUBS** **JOS. A. BANK**  
**STARBUCKS COFFEE** **FIVE GUYS** **CHICKEN SALAD CHICK** **Publix** **Applebee's**

**WELLS FARGO** **MAX** **PNC BANK**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	9,634	78,754	170,027
Total households	3,486	31,108	67,106
Average HH income	\$67,193	\$63,216	\$54,374
Average house value	\$276,470	\$180,479	\$157,223

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