

# 4720-4724 WOODMERE BLVD

4720-4724 WOODMERE BLVD, MONTGOMERY, AL 36106

## Property Summary



### OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	1,660 SF
Lot Size:	± 0.52 Acres
Building Size:	5,633 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,874	30,128	63,241
Total Population	6,503	70,845	156,733
Average HH Income	\$75,985	\$66,197	\$63,429

### PROPERTY HIGHLIGHTS

- Well-configured office suite featuring four private offices, large conference area, a welcoming reception area, ample storage, and one restroom—designed for efficient day-to-day operations.
- Tenant-responsible utilities and minor maintenance, offering operational control and predictable occupancy costs.
- Excellent accessibility, located just 1.1 miles from I-85, providing quick regional and commuter access.
- On-site parking available for both employees and clients, ensuring convenience and ease of access.
- Strategically positioned near I-85 and Eastern Boulevard, placing the property in one of the area's most traveled commercial corridors.
- Surrounded by major retail and dining amenities, with nearby shopping centers featuring Best Buy, Lowe's, Home Depot, and Starbucks, enhancing employee satisfaction and customer convenience.

JON MASTERS, CCIM

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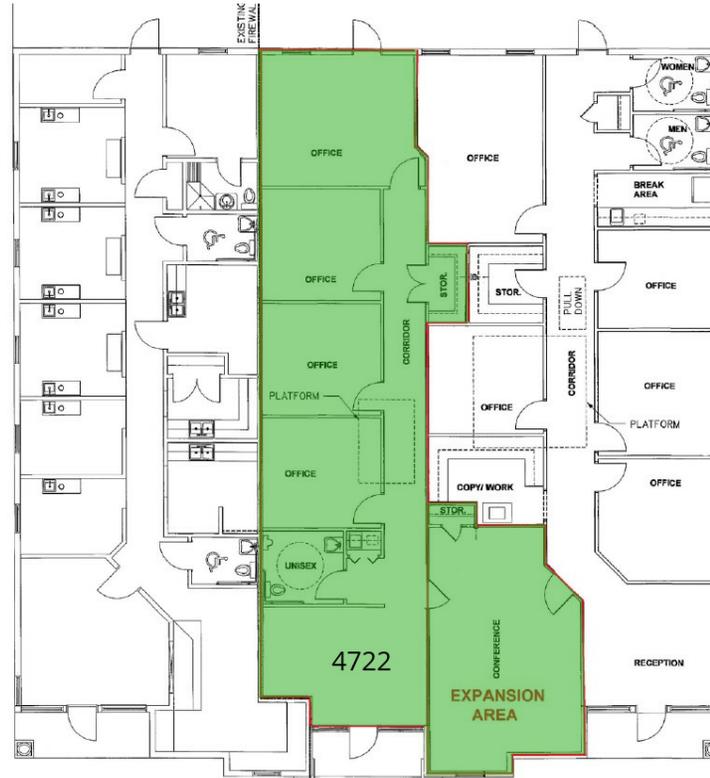
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# Plans

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## LEGEND

Available

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
4722	Available	1,660 SF	NNN	\$14.00 SF/yr

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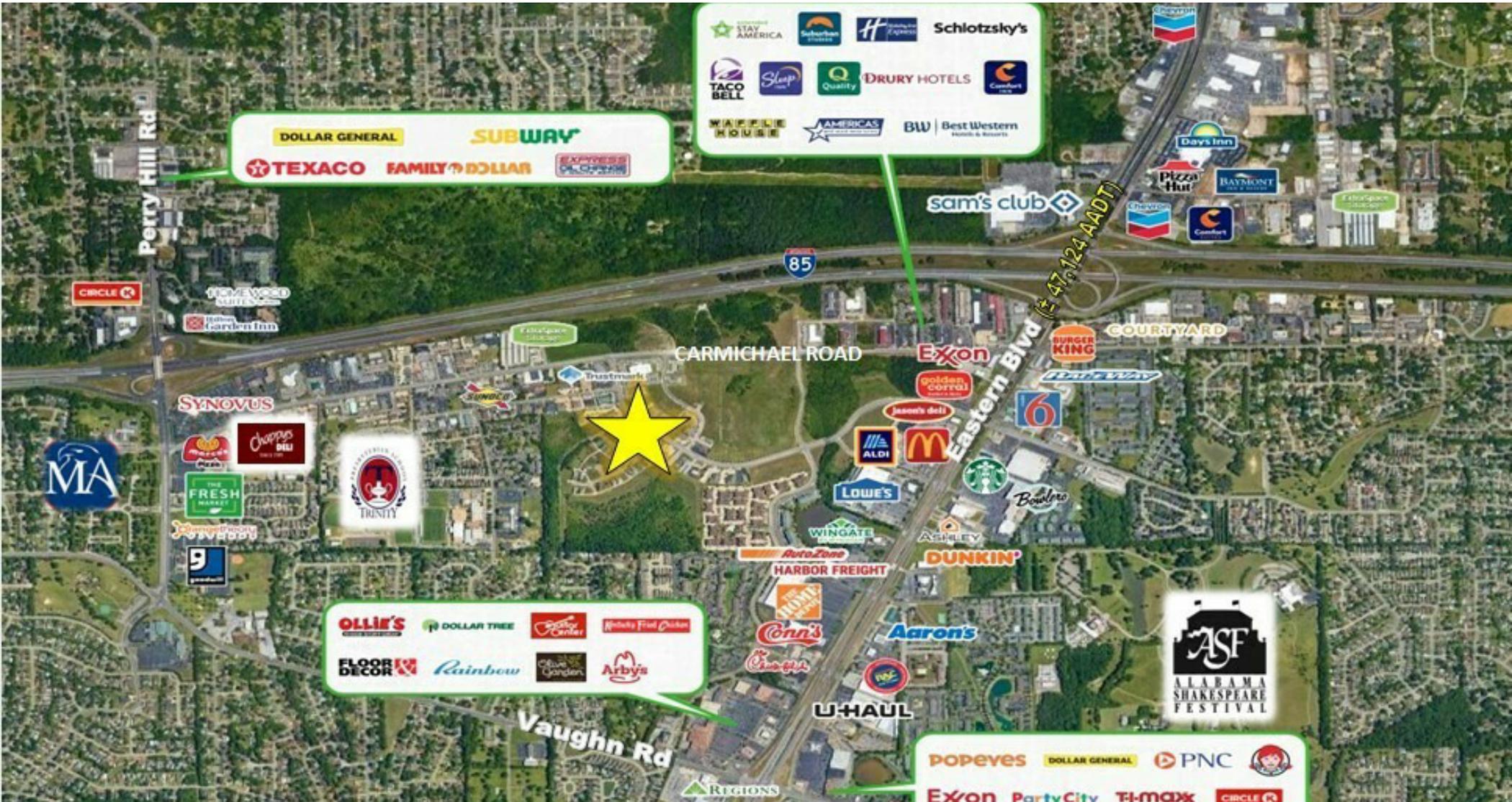
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## Retail Map

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