

# 112 COLISEUM BLVD

MONTGOMERY, AL 36109

## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$99,000
Lot Size:	± 0.35 Acres
Year Built:	1957
Building Size:	± 5,192
Zoning:	B-2
Price / SF:	\$19.07

### PROPERTY HIGHLIGHTS

- Ample on-site parking available - high visibility frontage on Coliseum Blvd plus convenient ingress/egress
- Excellent visibility and access via Atlanta Highway (± 28,059 AADT) and Coliseum Blvd (± 14,554 AADT) - strong signalised intersection exposure
- Prime location for contractors, professional service firms, satellite operations, medical/administrative users
- Very convenient commuting distance to downtown Montgomery (just minutes to the Central Business District)
- Strategic proximity to major military installations: roughly 5-10 minutes to Maxwell Air Force Base and similarly close to Gunter Annex (Gunter AFB)
- Easy connection to the main interstate system: direct / short drive to Interstate 65 and Interstate 85, enabling regional access and logistics-friendly location

GENE CODY, CCIM, SIOR

334.386.2441  
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MOORE COMPANY REALTY

312 Catoma Street, Suite 200, Montgomery, AL 36104  
334.262.1958 | moorecompanyrealty.com



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Photos



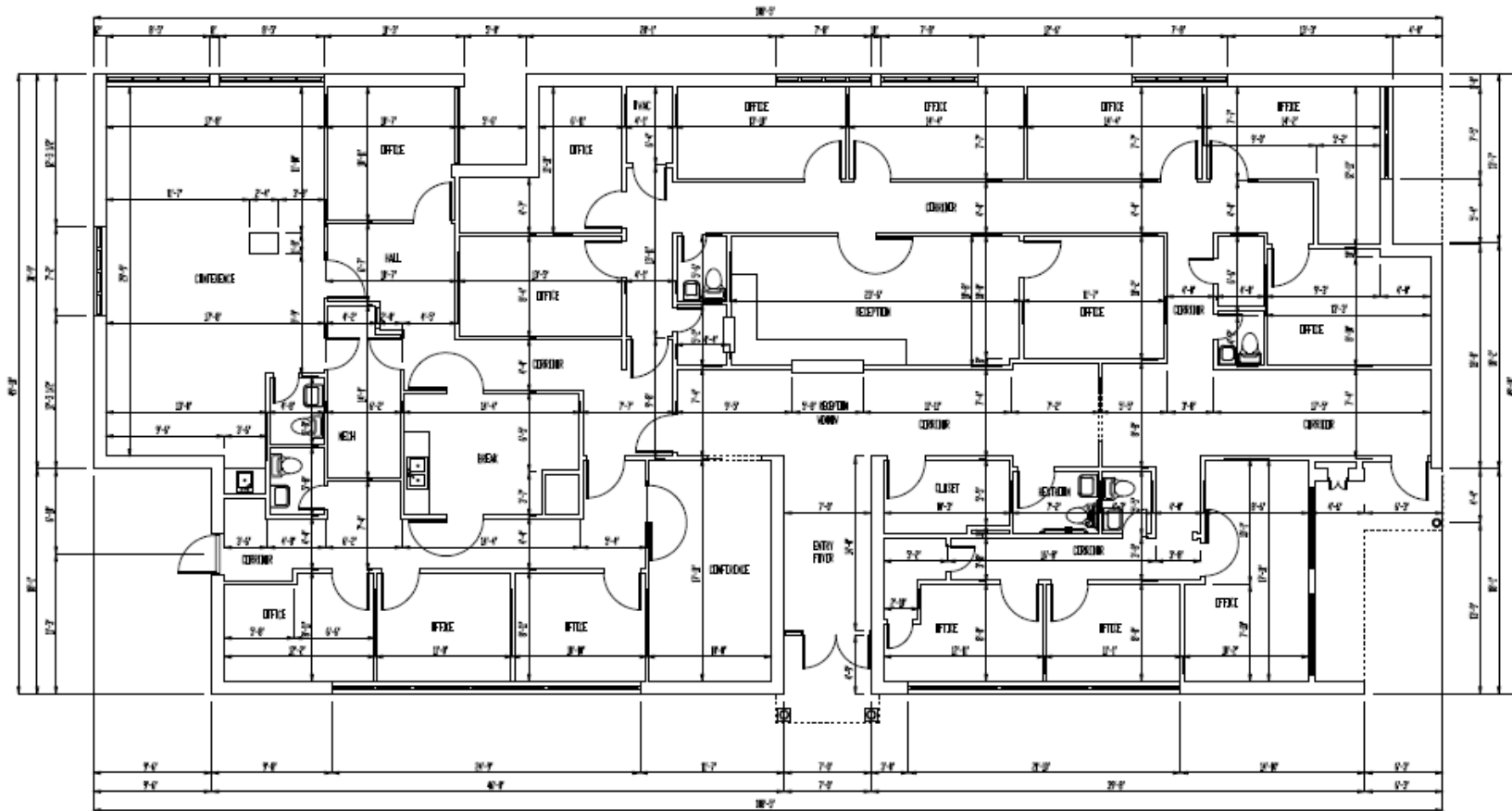
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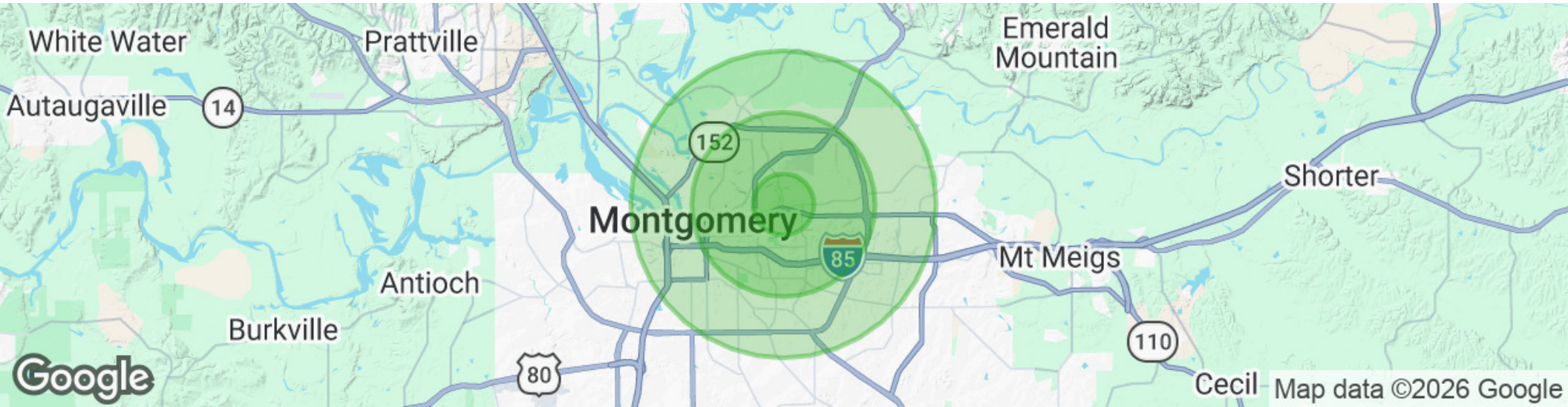
FLOOR PLAN

SCALE 3/16" = 1'-0"

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## Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,283	54,821	119,511
Average Age	42	40	39
Average Age (Male)	39	38	38
Average Age (Female)	43	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,148	22,530	50,752
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$64,475	\$67,736	\$66,261
Average House Value	\$144,493	\$173,176	\$186,615

Demographics data derived from AlphaMap

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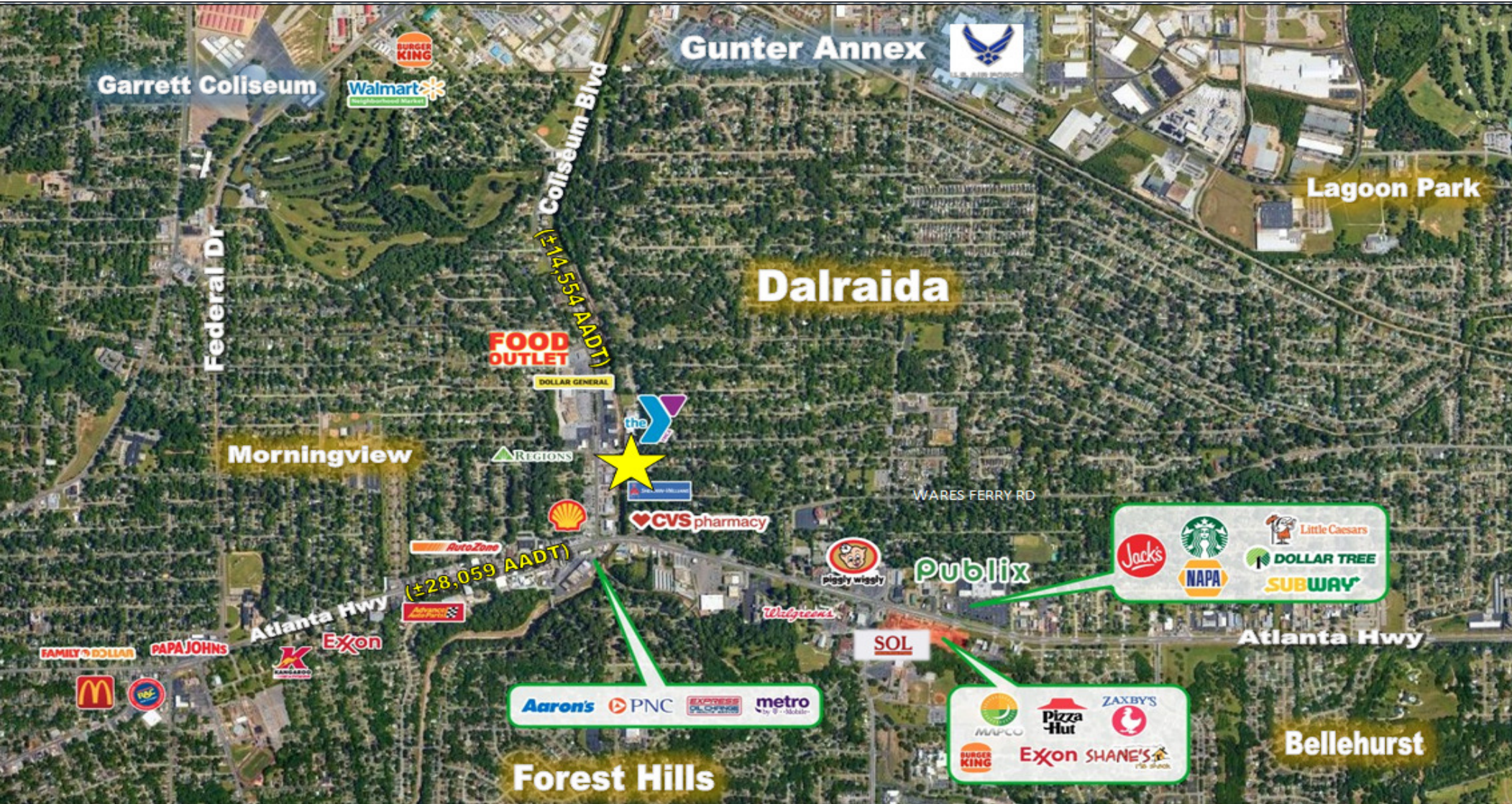
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## Retail Map



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