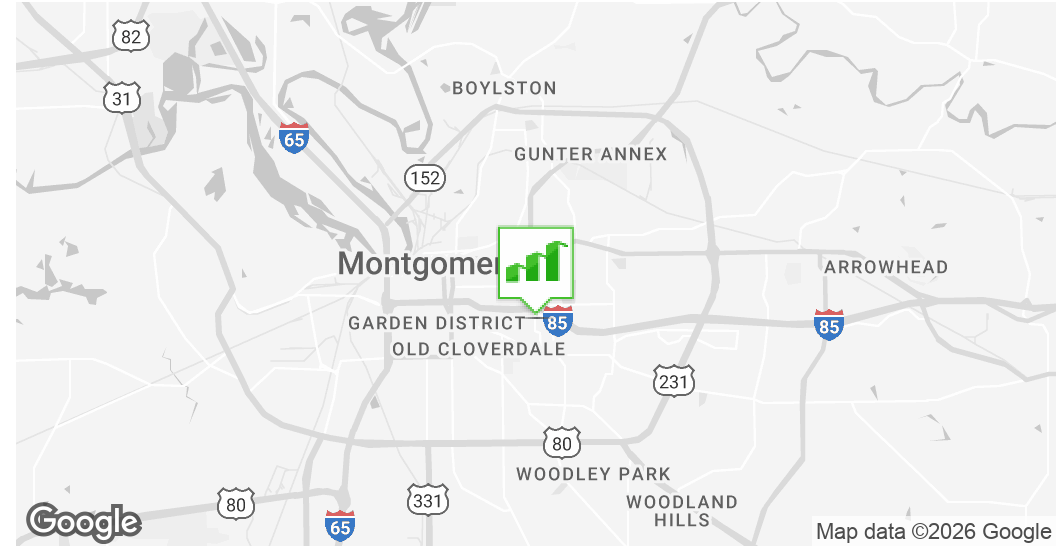


1480 EAST ANN STREET

MONTGOMERY, AL 36107

For Sale & For Lease



PROPERTY DESCRIPTION

Introducing 1480 East Ann Street, this 1,176 SF property, constructed in 1945, is located in the bustling Montgomery area, zoned M-1. Positioned along Ann Street, a prominent north-south corridor, the property offers exceptional visibility, with a daily traffic exposure of $\pm 26,538$ AADT. It provides convenient access to major thoroughfares including I-85 and downtown Montgomery.

PROPERTY HIGHLIGHTS

- Commercial property located along Ann Street, a well-traveled north-south corridor in Montgomery
- Excellent visibility with strong daily traffic exposure ($\pm 26,538$ AADT on Ann Street)
- Easy access to major thoroughfares including I-85 and downtown Montgomery
- Centrally positioned within Montgomery's established retail and residential trade area
- Surrounded by a mix of retail, service, industrial, and residential uses
- Close proximity to downtown Montgomery, government offices, and major employers

OFFERING SUMMARY

Sale Price:	\$160,000
Lease Rate:	\$1,200 / Month
Available Space:	$\pm 1,176$ SF
Lot Size:	± 0.29 Acres
Total Building Size:	$\pm 1,176$ SF
Zoning:	M-1

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,523	29,448	58,304
Total Population	8,428	70,584	139,057
Average HH Income	\$74,737	\$69,853	\$63,531

WATKINS JOHNSTON IV

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Retail Map



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