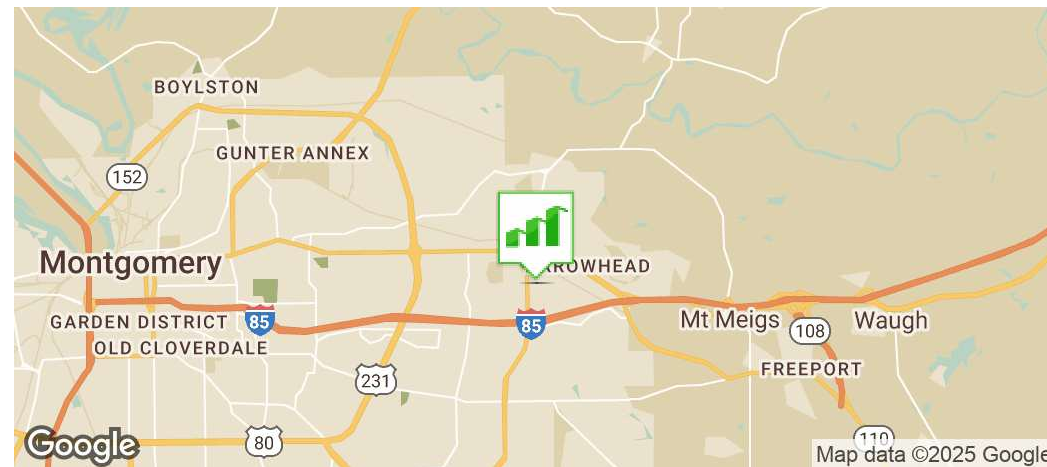


510 COTTON GIN ROAD

MONTGOMERY, AL 36117

Executive Summary



OFFERING SUMMARY

| | |
|----------------|---------------------|
| Available SF: | 2,415 - 5,090 SF |
| Lease Rate: | \$14.00 SF/yr (NNN) |
| Lot Size: | ± 0.52 Acres |
| Year Built: | 2006 |
| Building Size: | 5,090 |
| Zoning: | ± O-1 |
| Market: | East Montgomery |

PROPERTY HIGHLIGHTS

- Prime office location in East Montgomery
- Ideal for medical, office, or professional use
- Surrounded by high-traffic corridors and major institutions
- 0.3± Miles from Taylor Road – Major thoroughfare with retail, dining, and residential access
- 0.5± Miles from Baptist Medical Center East. Includes Baptist Breast Health Center, Sleep Disorders Center, and Endoscopy Center. Offers general medical, surgical, and specialty care - Annual Patient Revenue: \$546.9M
- 0.7± Miles from Auburn University at Montgomery (AUM). 90+ academic programs, bachelor's to doctoral degrees. Total Enrollment: ~5,188 | Academic Staff: ~318
- 0.9± Miles from Atlanta Highway
- 1.1± Miles from Interstate 85

GENE CODY, CCIM, SIOR

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MOORE COMPANY REALTY

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Additional Photos



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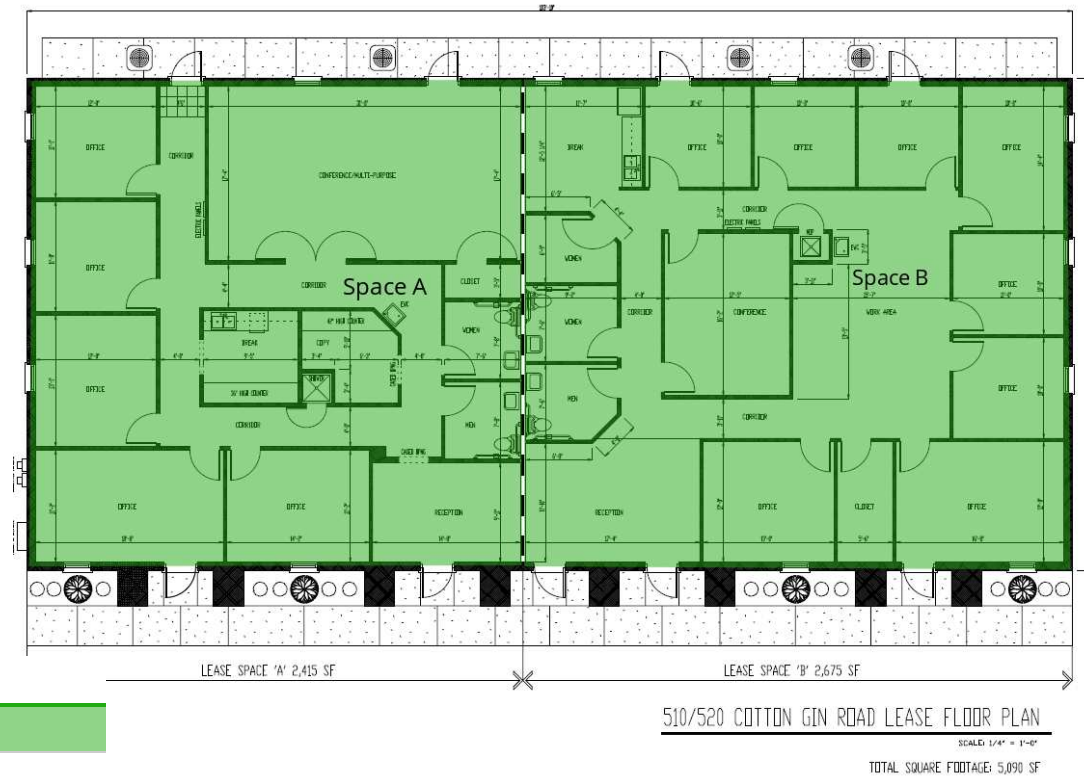
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510 COTTON GIN ROAD

MONTGOMERY, AL 36117

Plans



AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE |
|---------|-----------|----------|------|---------------|
| Space A | Available | 2,415 SF | NNN | \$14.00 SF/yr |
| Space B | Available | 2,675 SF | NNN | \$14.00 SF/yr |

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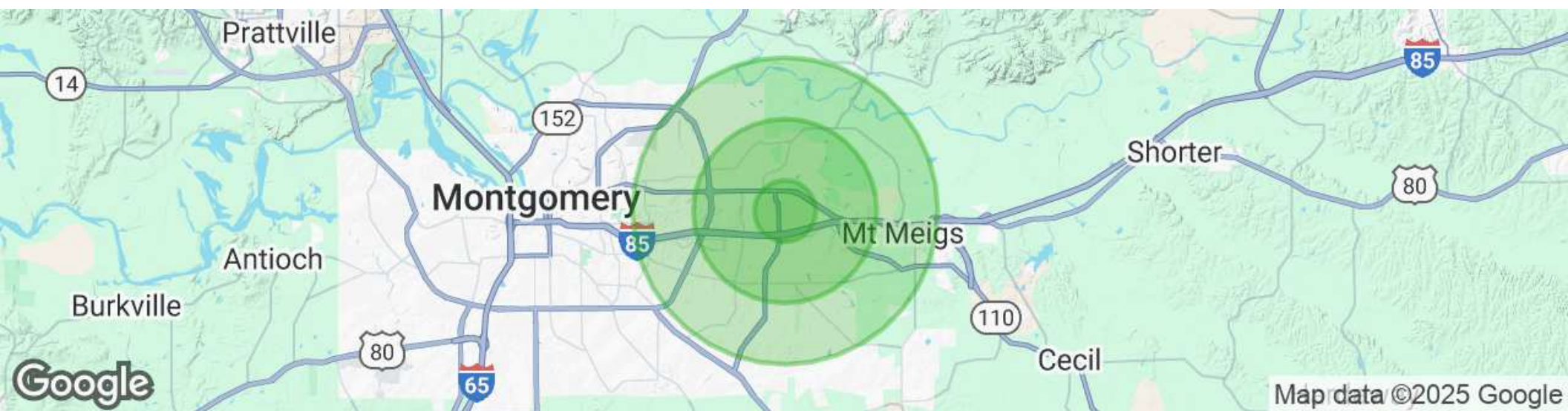
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510 COTTON GIN ROAD

MONTGOMERY, AL 36117

Demographics Map & Report



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 4,240 | 42,713 | 85,982 |
| Average Age | 41 | 41 | 40 |
| Average Age (Male) | 39 | 39 | 39 |
| Average Age (Female) | 43 | 42 | 42 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 1,966 | 18,924 | 36,740 |
| # of Persons per HH | 2.2 | 2.3 | 2.3 |
| Average HH Income | \$87,538 | \$95,612 | \$92,743 |
| Average House Value | \$251,514 | \$283,709 | \$262,097 |

Demographics data derived from AlphaMap

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Retail Map



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