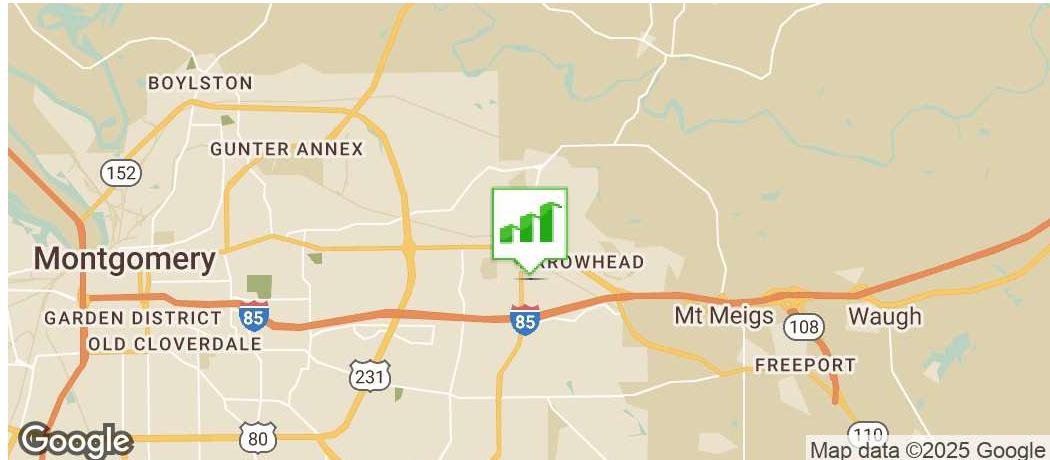


# 510 COTTON GIN ROAD

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: ± 0-1

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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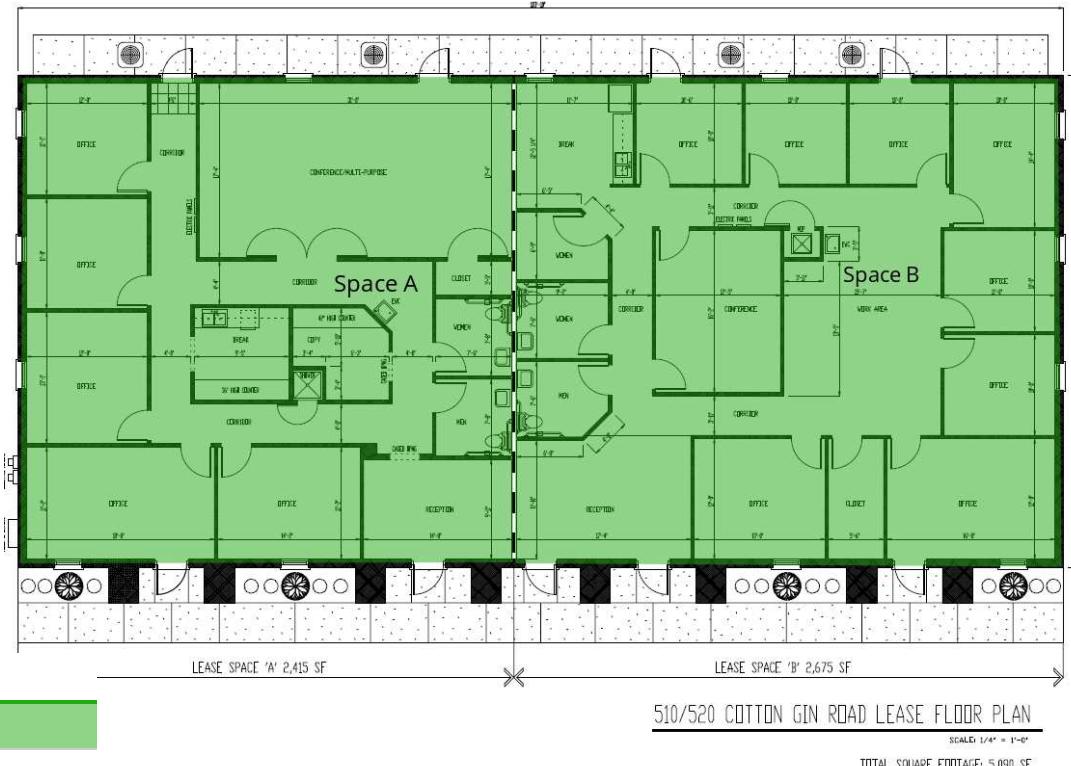
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Plans



## 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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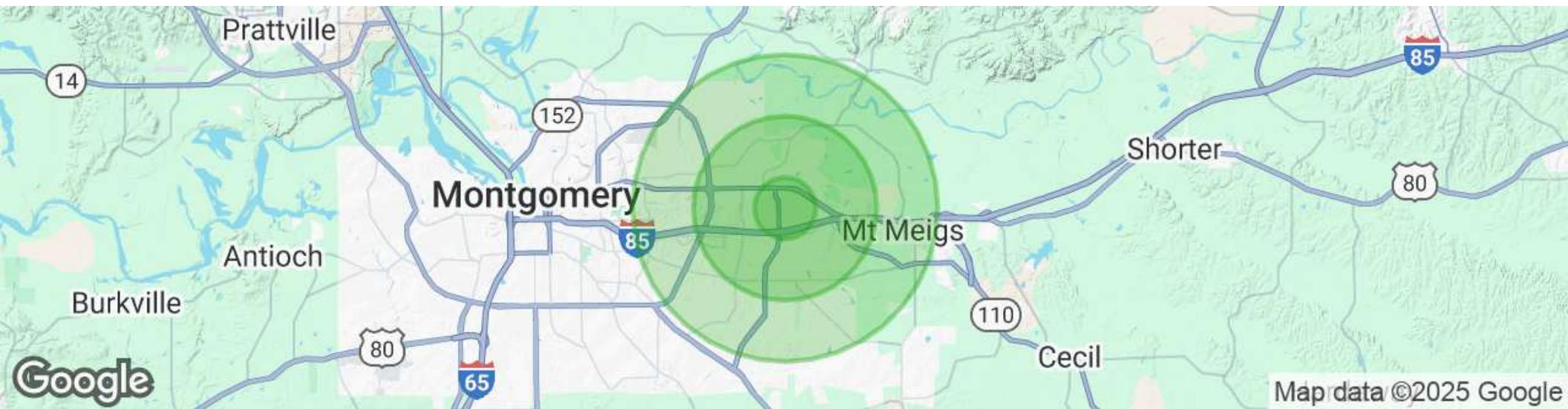
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## Demographics Map & Report



Map data ©2025 Google

### 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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