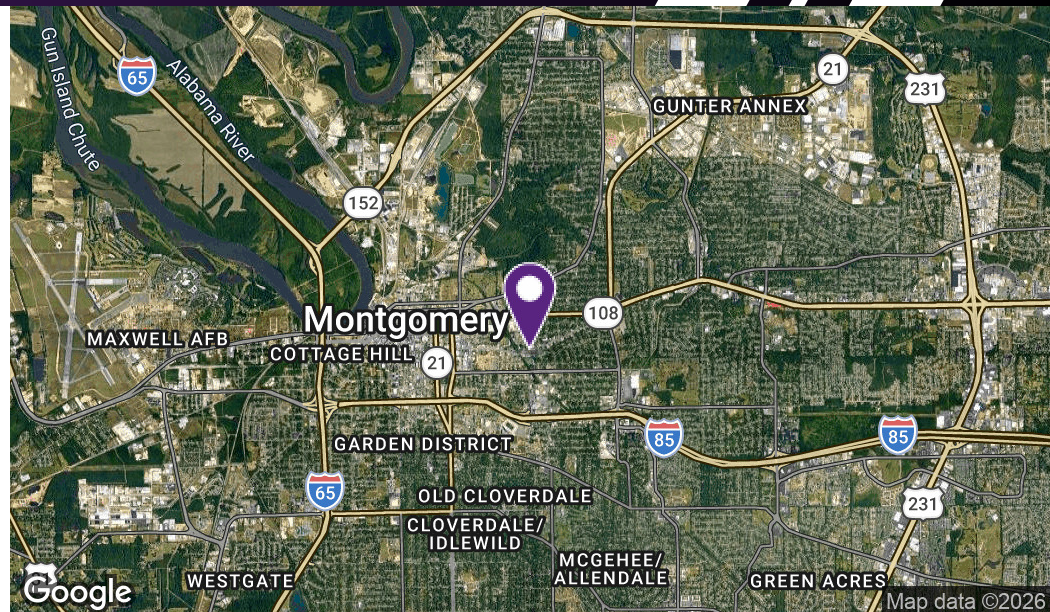


WAREHOUSE SPACE FOR SALE

1576 MOUNT MEIGS RD, MONTGOMERY, AL 36107



PROPERTY HIGHLIGHTS

- Highly adaptable commercial property with flexible B-2 highway commercial zoning
- Positioned for high traffic uses including retail, professional offices, medical clinics, or service centers
- 5,500 SF building situated at the intersection of Cory Street and Mt. Meigs Road
- Adaptable layout, ready for custom tenant buildouts
- Excellent street frontage with convenient onsite parking
- Established commercial corridor just minutes from downtown Montgomery and major transit routes

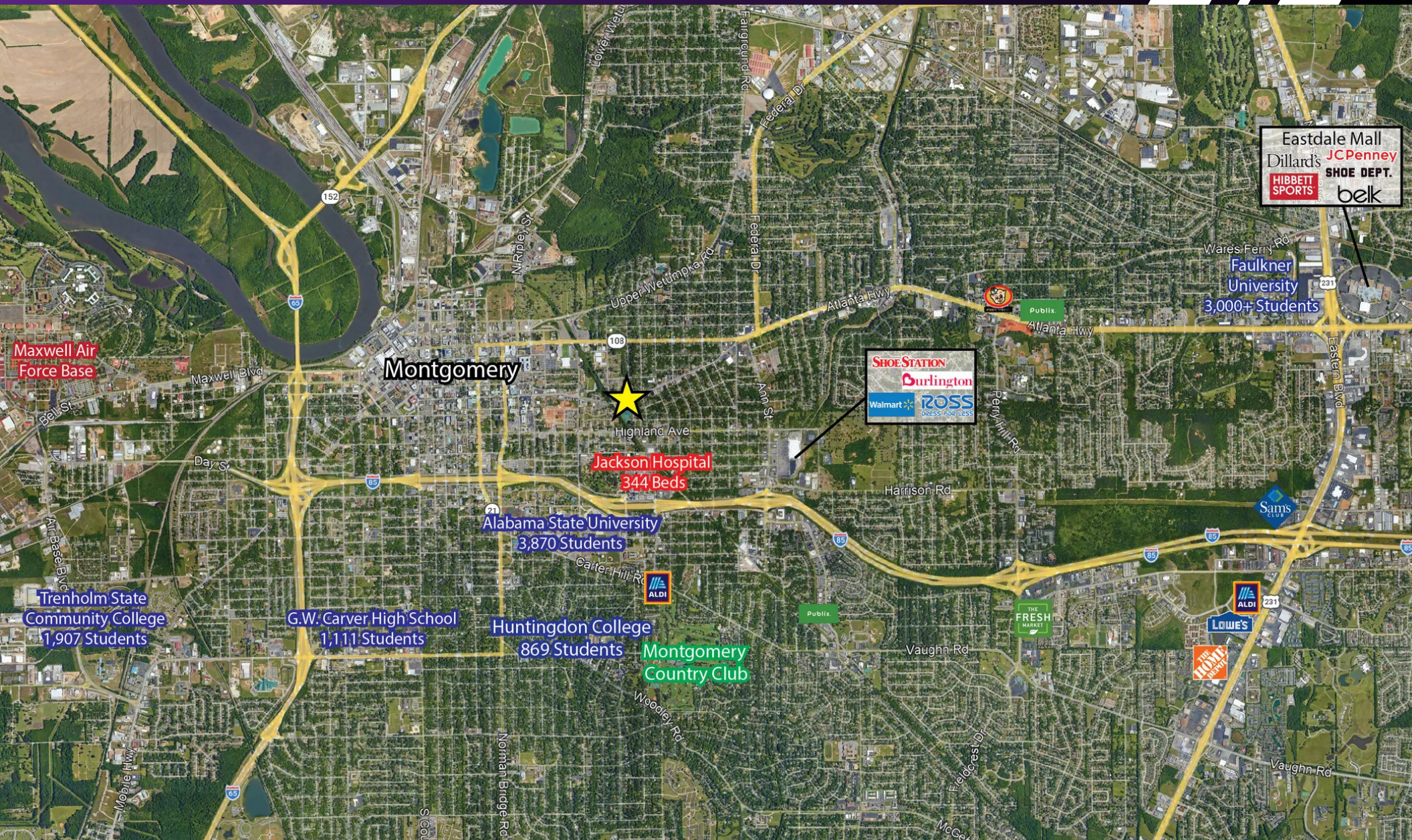
OFFERING SUMMARY

Sale Price:	Call for Pricing
Lot Size:	0.44 Acres
Building Size:	5,500 SF
Lease Status:	Vacant and in excellent condition

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,633	24,113	50,900
Total Population	10,922	60,979	124,559
Average HH Income	\$45,390	\$69,875	\$65,276

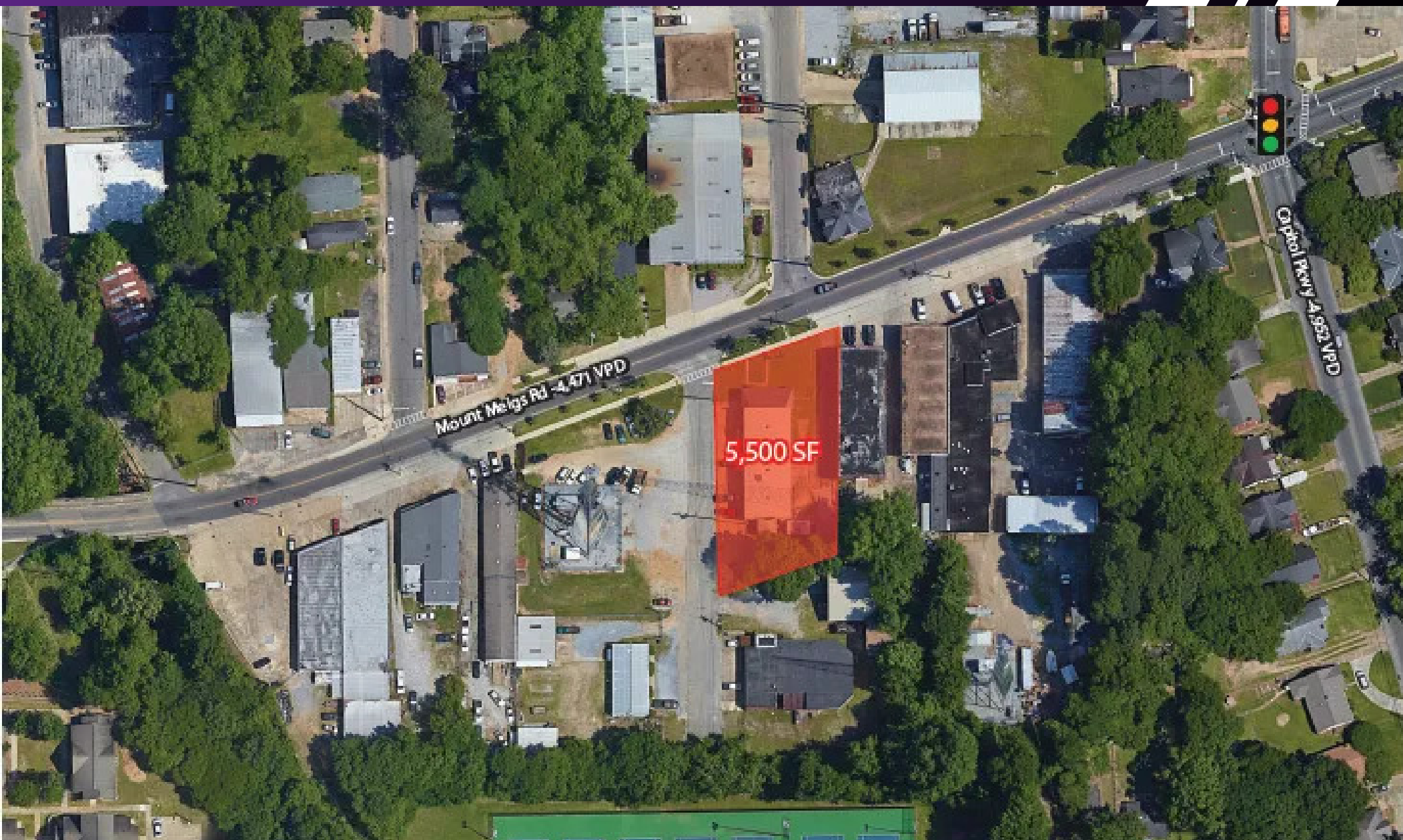
WAREHOUSE SPACE FOR SALE

1576 MOUNT MEIGS RD, MONTGOMERY, AL 36107



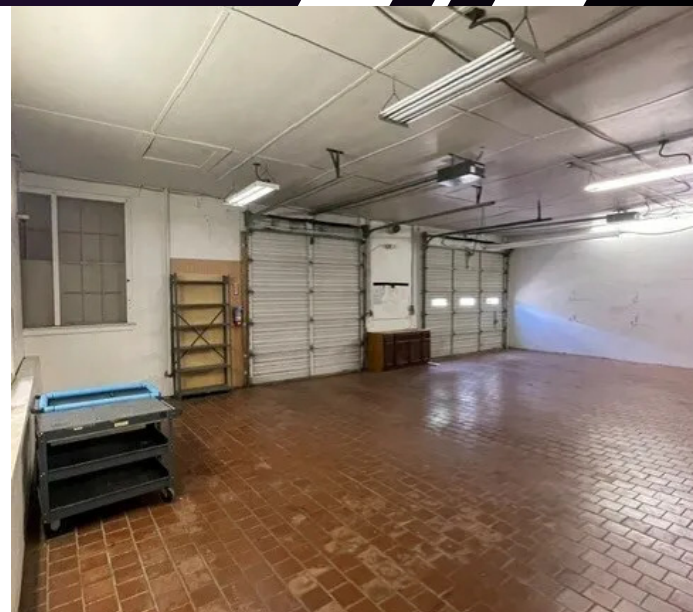
WAREHOUSE SPACE FOR SALE

1576 MOUNT MEIGS RD, MONTGOMERY, AL 36107



WAREHOUSE SPACE FOR SALE

1576 MOUNT MEIGS RD, MONTGOMERY, AL 36107



WAREHOUSE SPACE FOR SALE

1576 MOUNT MEIGS RD, MONTGOMERY, AL 36107

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,922	60,979	124,559
Average Age	31.8	36.7	36.8
Average Age (Male)	31.6	35.3	34.9
Average Age (Female)	33.0	38.5	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,633	24,113	50,900
# of Persons per HH	3.0	2.5	2.4
Average HH Income	\$45,390	\$69,875	\$65,276
Average House Value	\$82,331	\$163,683	\$150,576

2023 American Community Survey (ACS)

