

8,626 SF OFFICE WAREHOUSE SPACE NEAR EXIT 1, I-85 | OFFICE BUILDING FOR SALE

748 S. DECATUR ST. MONTGOMERY,
AL 36104



OFFERING SUMMARY

Sale Price:	\$600,000
Building Size:	8,626 SF
Lot Size:	19,246 SF
Price / SF:	\$69.56
Year Built:	1960
Remodeled:	2024
Zoning:	B-2

PROPERTY OVERVIEW

Introducing a prime investment opportunity in the Montgomery area! Located at the corner of Arba St. & S. Decatur St. near Exit 1, I-85 with high traffic counts. This impressive space features one 4,776 SF Office Warehouse and one 3,850 SF Warehouse totaling 8,626 SF, heated and cooled throughout. Strategically located and zoned B-2, offering exceptional flexibility for various business ventures. The property's robust infrastructure and zoning make it suitable for office or office warehouse use, catering to a wide range of investor needs. Invest in this versatile property and leverage its strategic location to enhance your business operations and capitalize on growth opportunities in the dynamic Montgomery market. For more information or to schedule your showing contact Paul Hodges at 334-315-1382.

PROPERTY HIGHLIGHTS

- 875 SF of dedicated office space
- Warehouse ONE: 4,776 SF for office or office warehouse use
- Warehouse TWO: 3,850 SF for office or office warehouse use
- Zoned B-2, providing flexibility for various business ventures
- Improvements made last year include a NEW drop-ceiling & HVAC
- ALDOT Traffic 2023: I-85, Exit 1 - 118,666 Daily
- ALDOT Traffic 2023: Arba St. - 9,673 Daily
- ALDOT Traffic 2023: S. Decatur St. - 7,388 Daily

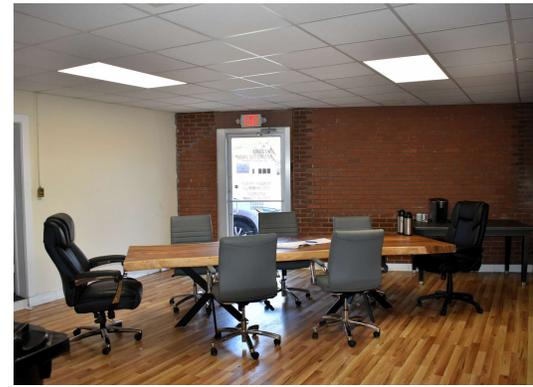
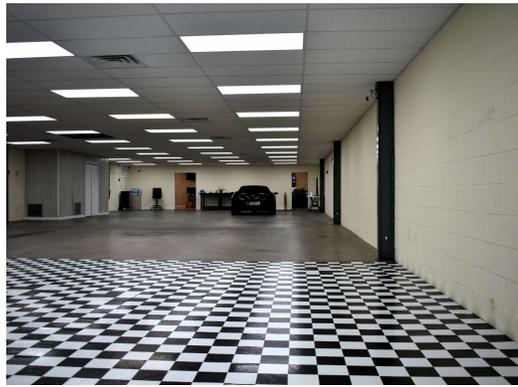
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**THE RIGHT PLACE.
THE RIGHT SPACE.**

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.

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ADDITIONAL PHOTOS



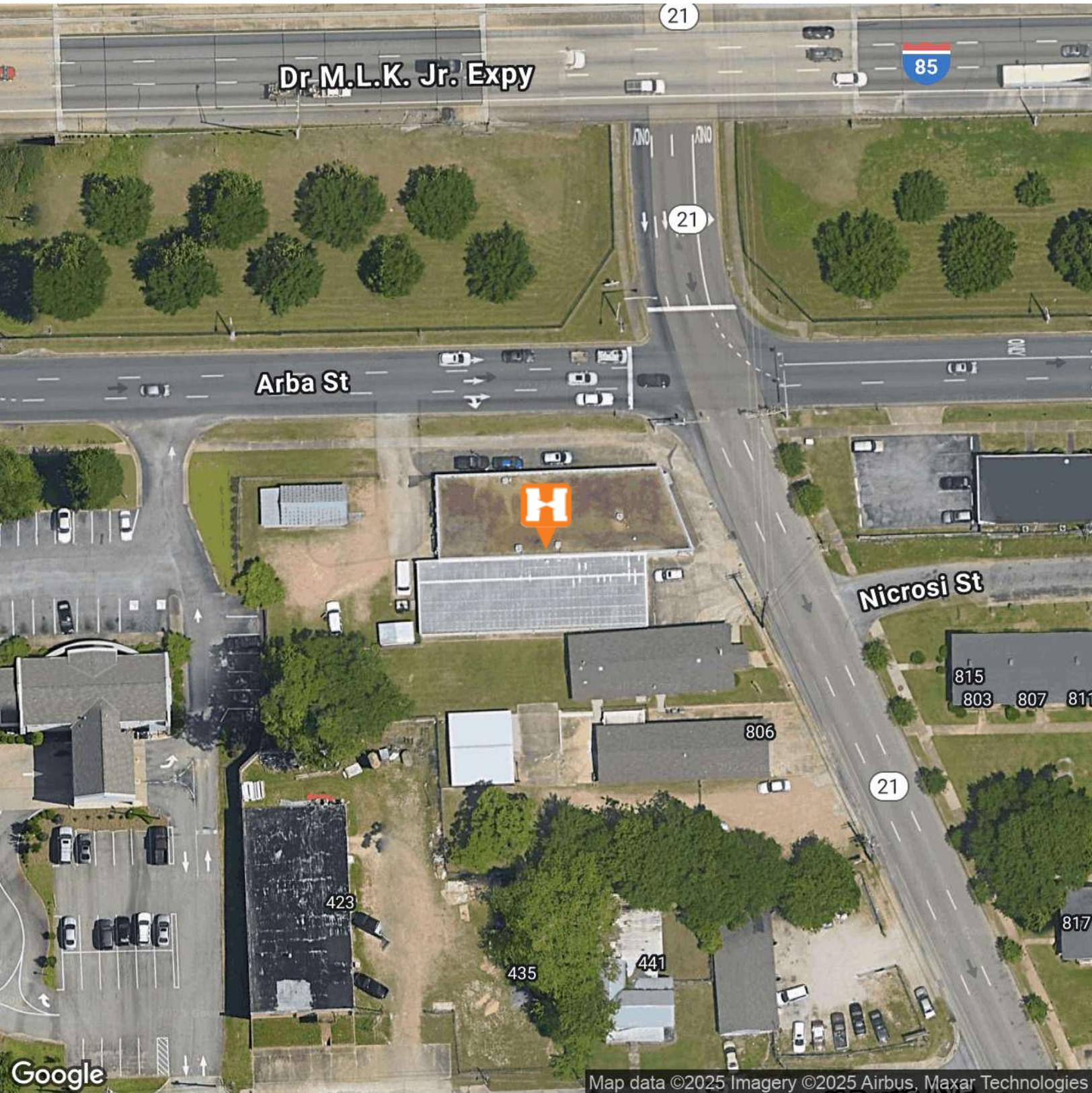
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AERIAL MAP



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

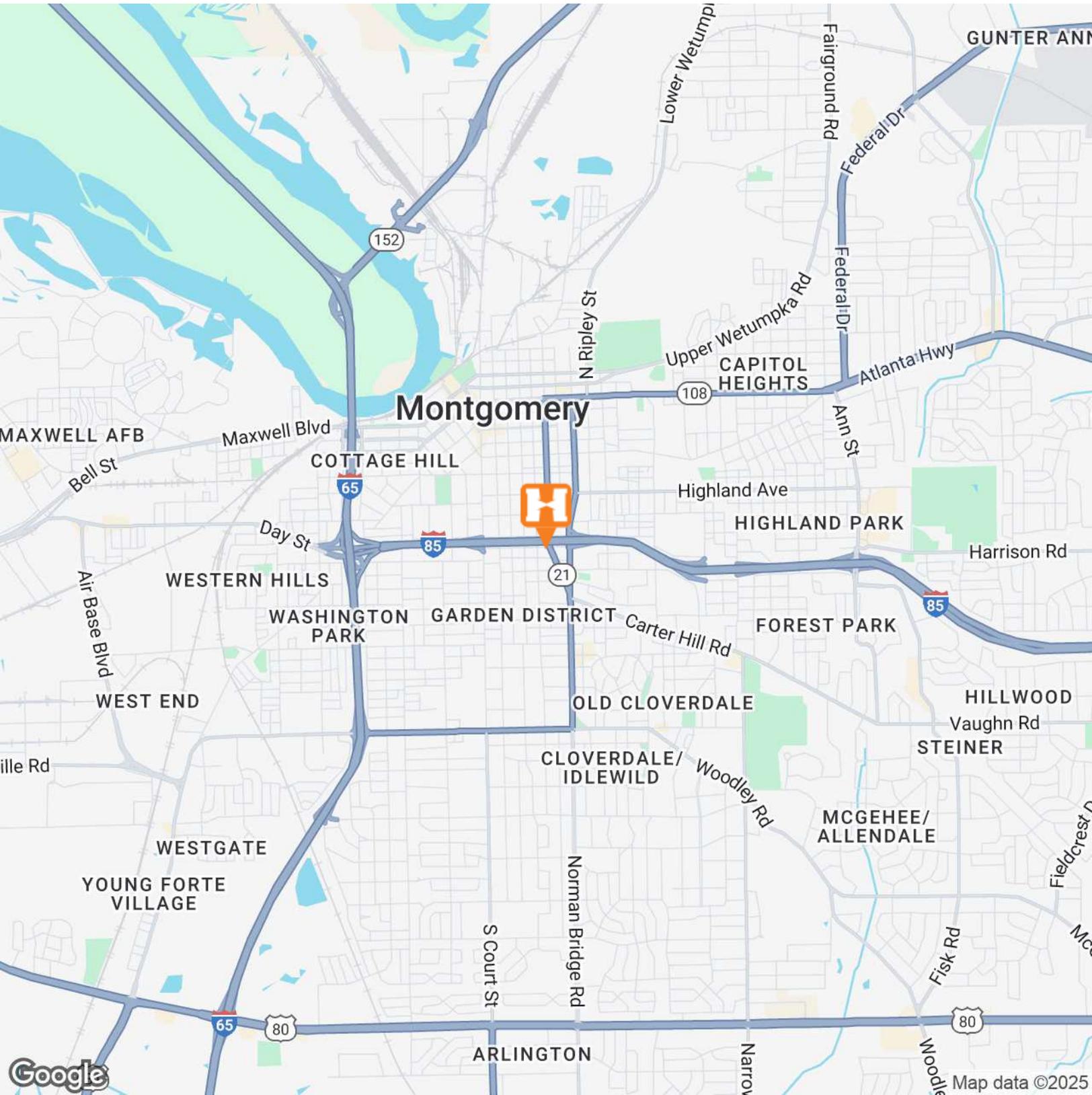
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LOCATION MAP



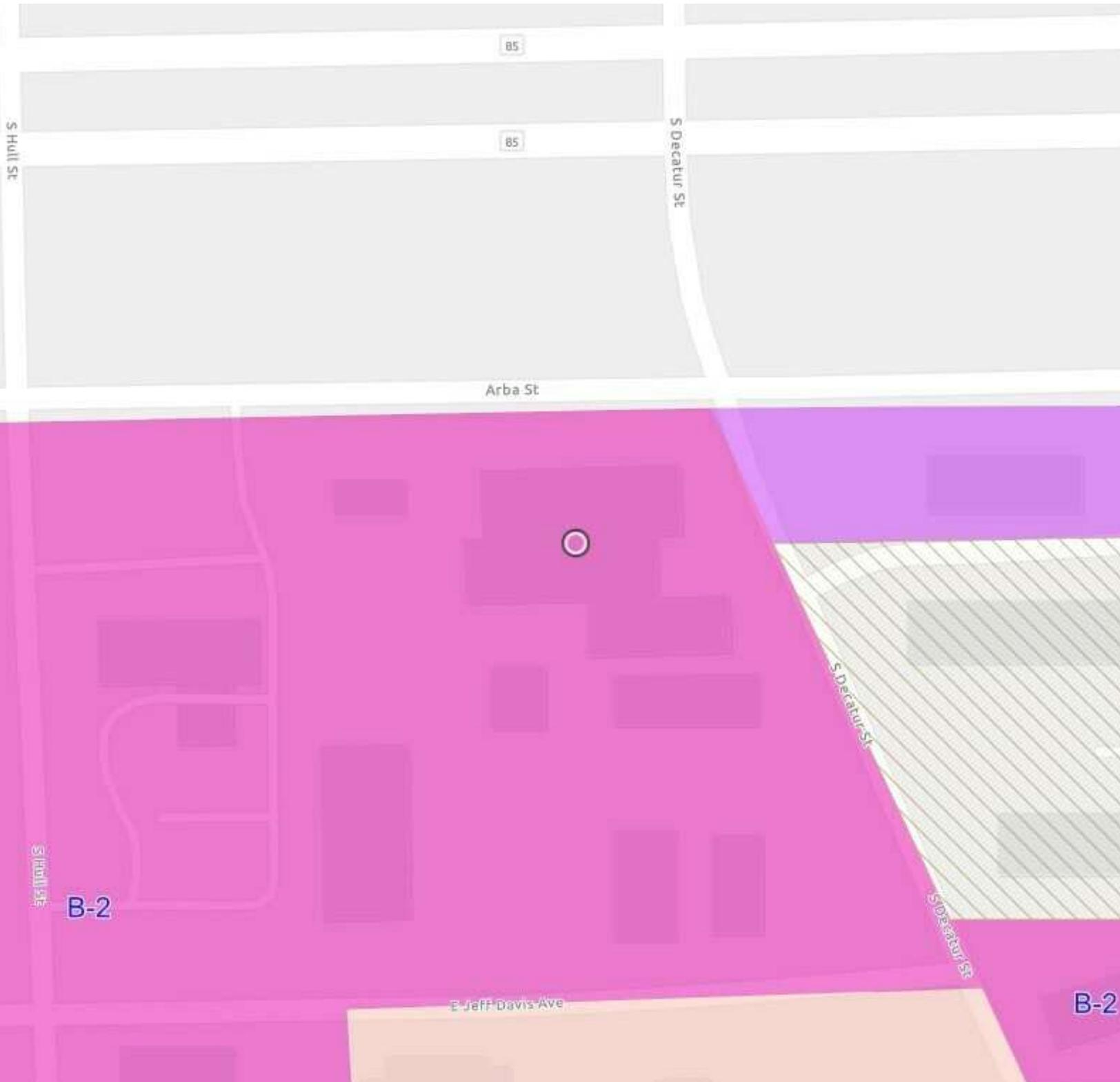
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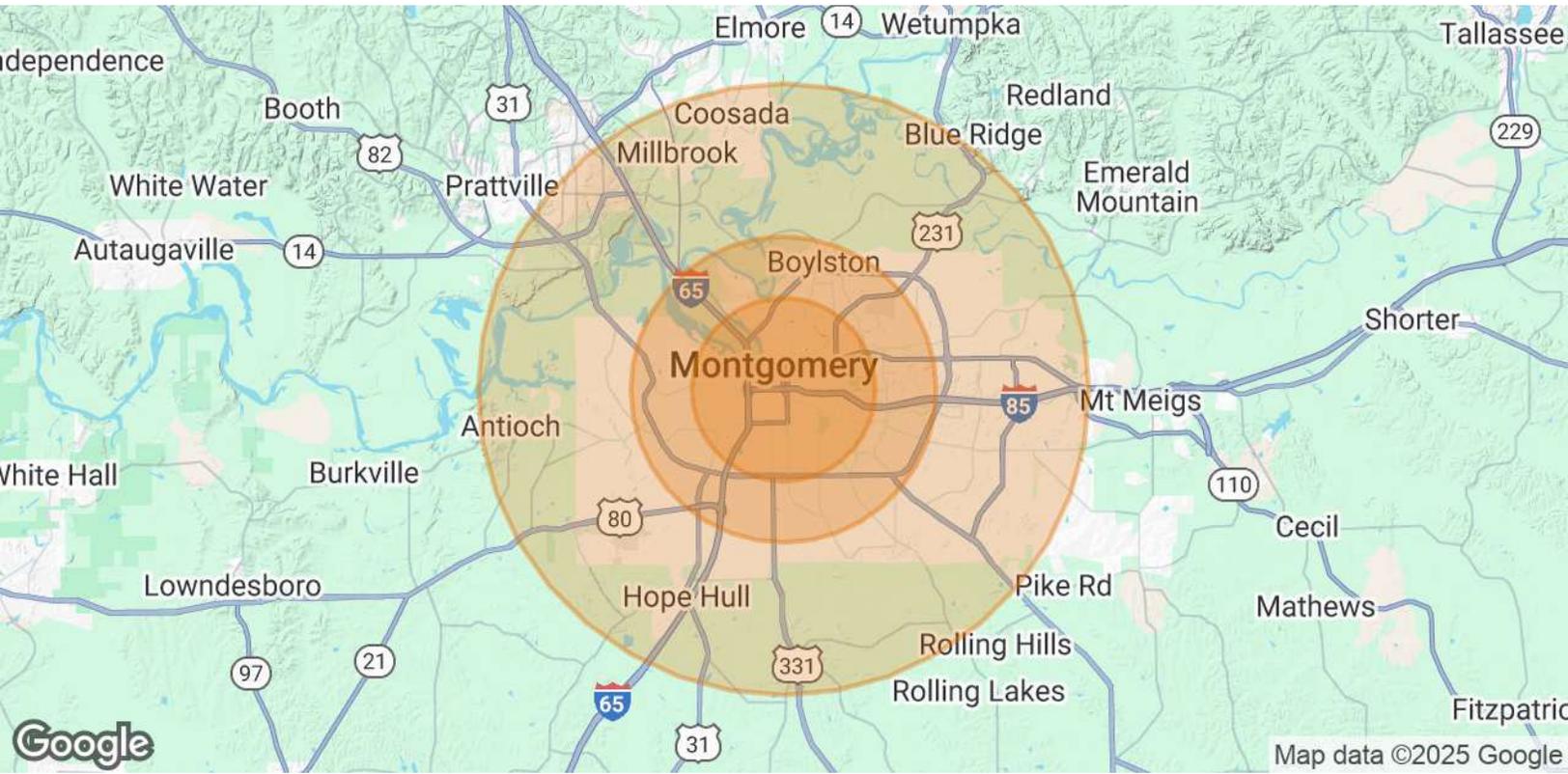
Zoned B-2 which allows for M-1 uses as well.

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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	54,497	118,606	220,333
Average Age	39	40	40
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	22,147	49,227	91,553
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$61,025	\$62,462	\$73,806
Average House Value	\$180,010	\$173,065	\$203,016

Demographics data derived from AlphaMap