

Lease Rate:
\$10.00 Per SF

LAND SIZE: .17± ACRES

BUILDING SIZE: 11,673 ±SF 2 STORIES

ZONING: SMART CODE

VISIBILITY: EXCELLENT

LOCATION:

- ADJACENT TO **CHAMBER OF COMMERCE**
- IN THE **HEART OF DOWNTOWN MONTGOMERY'S CENTRAL BUSINESS DISTRICT**
- **WALKING DISTANCE** TO RESTAURANTS, MARKET & ALLEY ENTERTAINMENT DISTRICTS
- 450± NEW RESIDENTIAL UNITS
- DOCK HIGH LOADING DOCK / SERVICE ELEVATOR
- **OPEN FLOOR PLAN** / CONCRETE CONSTRUCTION
- 0.8 MILE FROM I-65 | 1.3 MILE FROM I-85

Demographics	1 Mile	3 Mile	5 Mile
Day Time Population	37,530	63,490	96,551
Residential Population	3,849	50,407	107,877
Total Businesses	1,915	4,102	6,498

COMMERCIAL REAL ESTATE EXPERTS

312 Catoma Street, Suite 200
 Montgomery, AL 36104

www.moorecompanyrealty.com



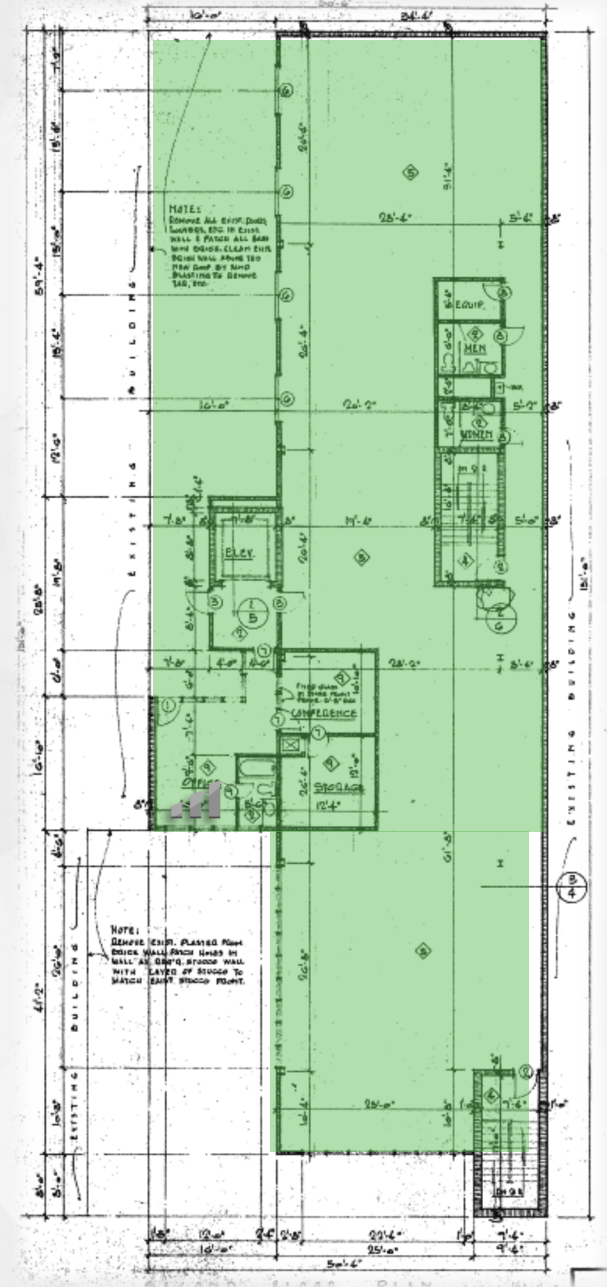
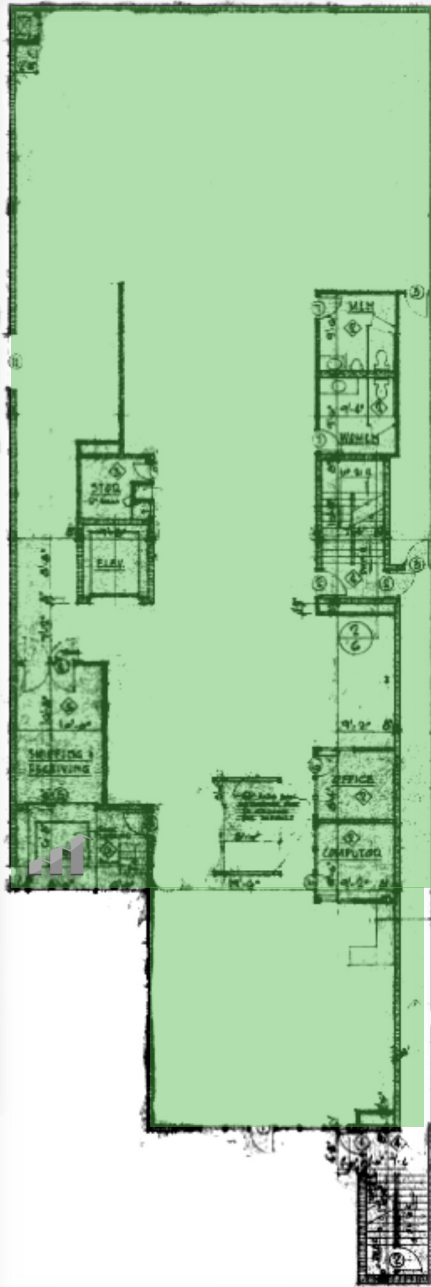
31 Commerce St.
Montgomery, AL

Jon C. Masters

JMasters@mcrmpm.com | 334-387-2724

O 334.262.1958

F 334.262.1960



COMMERCIAL REAL ESTATE EXPERTS

312 Catoma Street, Suite 200
Montgomery, AL 36104
www.moorecompanyrealty.com

31 Commerce St.
Montgomery, AL

Jon C. Masters

JMasters@mcrmpm.com | 334-387-2724

O 334.262.1958 **F** 334.262.1960



O 334.262.1958 **F** 334.262.1960

© 2016 Moore Company Realty, Inc. An Equal Opportunity Company. The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.