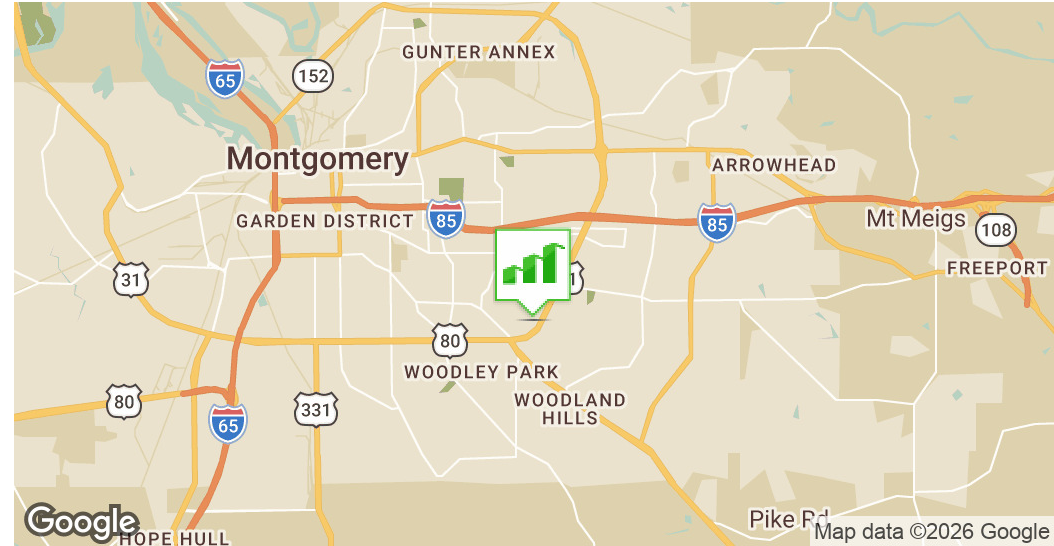


2401 FAIRLANE DR.

2401 FAIRLANE DR., MONTGOMERY, AL 36116

FOR SALE & FOR LEASE



OFFERING SUMMARY

Sale Price:	\$399,000
Lease Rate:	\$12.00 PSF/yr
Zoning:	B-3
Price PSF:	\$60.00 PSF
Lot Size:	± 1.3 Acres
Building Size:	±7,136 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,930	27,359	59,707
Total Population	9,748	66,017	149,005
Average HH Income	\$59,117	\$63,772	\$63,214

GENE CODY, CCIM, SIOR

334.386.2441
gcody@mcrrmpm.com

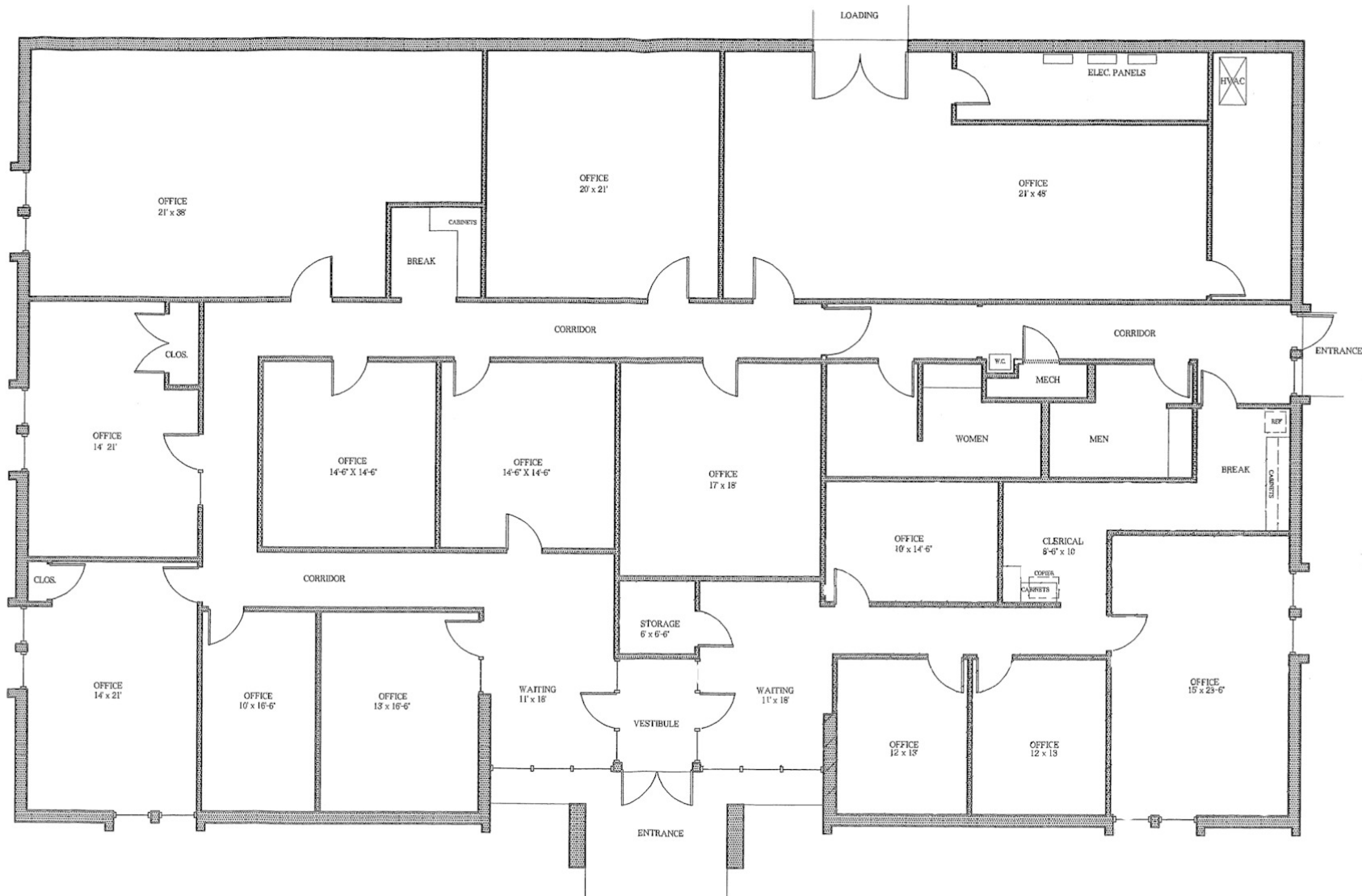
PROPERTY HIGHLIGHTS

- For Sale & For Lease
- Office Building in well established Office Park: Reception Area, Training Room, Large Copier Room & Conference Room
- Quiet, Convenient, Professional, and Efficient
- HVAC installed 2011 (2 15 ton units & additional 5 Ton Unit to service the equipment room)
- Large Lighted Parking Area, Exterior Painted with new landscape,
- Area Retail Draws: LongHorn, Walmart, Ashley Stewart, Shoe City, LAMP Magnet School.
- 1.1± Miles from the National Ranked Loveless Academic Magnet Program High School (Lamp) & Trenholm State Community College
- 1.1± Miles from Highway 231
- 2.8± Miles from I-85
- 6.5± Miles from I-65

MOORE COMPANY REALTY

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Photos



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2401 FAIRLANE DR.

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Retail Map



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