



OFFERING SUMMARY

Available SF:	2,000 - 5,000 SF
Lease Rate:	\$14.00 SF/yr (NN)
Lot Size:	0.67 Acres
Building Size:	9,615
Zoning:	O-1
Market:	Montgomery
Submarket:	East Montgomery

PROPERTY HIGHLIGHTS

- Beautiful Class A office building
- Perfect location for any professional office
- Landlord is willing to include all cubicles as part of the lease price
- Building consists of 2 floors with an elevator
- Ample on-site parking for employees & customers
- Located across from Baptist Medical Center East
- Traffic Counts: 31,596±AADT Vaughn Rd., 35,730±AADT Taylor Rd.
- 1.2± Miles from Interstate 85
- 1.9± Miles from East Chase Shopping Center
- 3.2± Miles of Five Shopping Centers in East Montgomery: Sturbridge Shopping Center, Festival Plaza, Cornerstone Shopping Center, and Pepper Tree Shopping Center.
- 4.5± Miles of Multiple Established and Flourishing Neighborhoods. Wynlakes, Taylor Lakes, Hampstead, Sturbridge, Halcyon, Wyndridge, Deer Creek & Eastern Forest

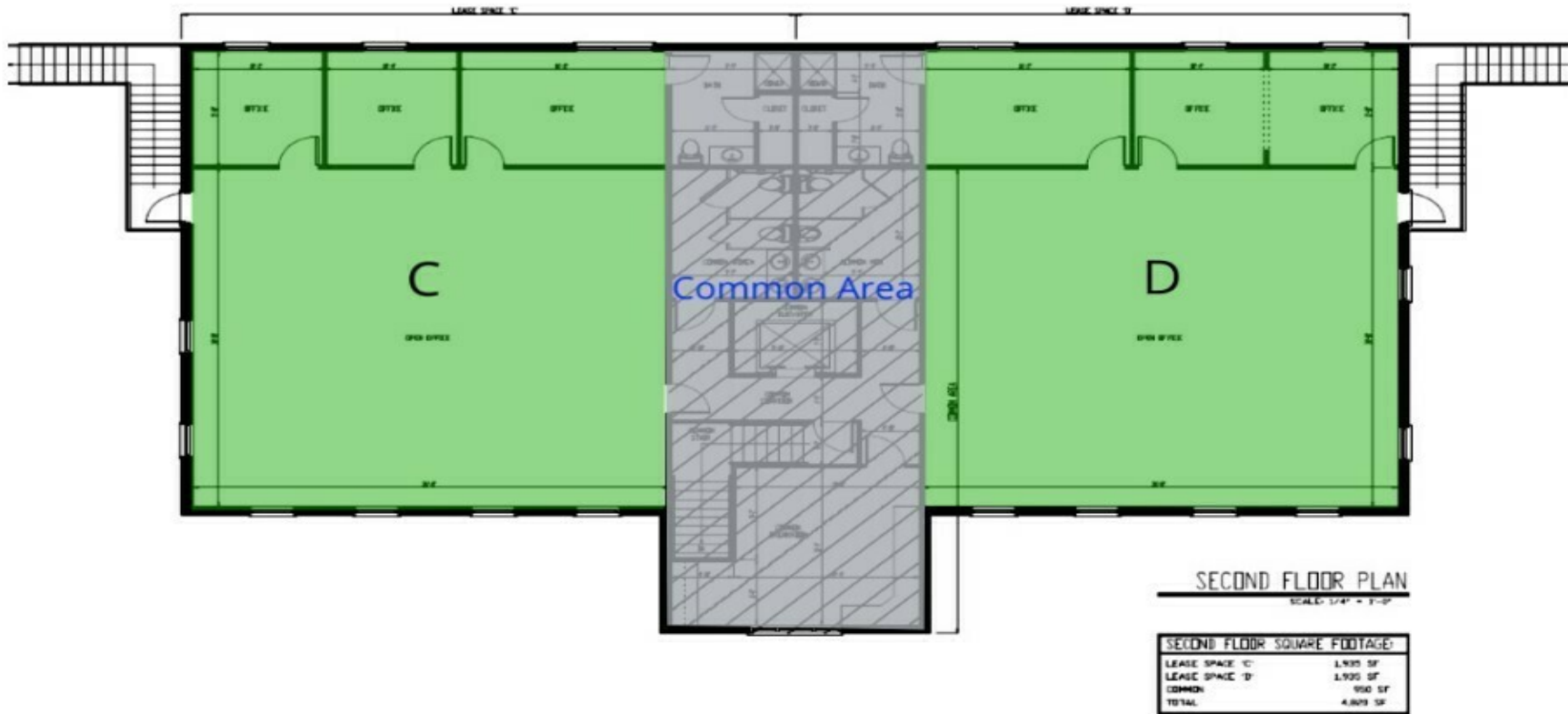
GENE CODY, CCIM

334.386.2441
gcody@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma St #200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com





AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
C	Available	2,000 - 5,000 SF	Modified Net	\$14.00 SF/yr
D	Available	2,000 - 5,000 SF	Modified Net	\$14.00 SF/yr

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451 ST LUKES DR

MONTGOMERY, AL 36117

Demographics

DEMOGRAPHIC SUMMARY

451 St Lukes Dr, Montgomery, Alabama, 36117

Ring of 3 miles

KEY FACTS

42,494

Population



18,753

Households

38.8

Median Age

\$53,901

Median Disposable Income

EDUCATION

5%

No High School Diploma



21%

High School Graduate



29%

Some College



45%

Bachelor's/Grad/Prof Degree

INCOME



\$67,020

Median Household Income



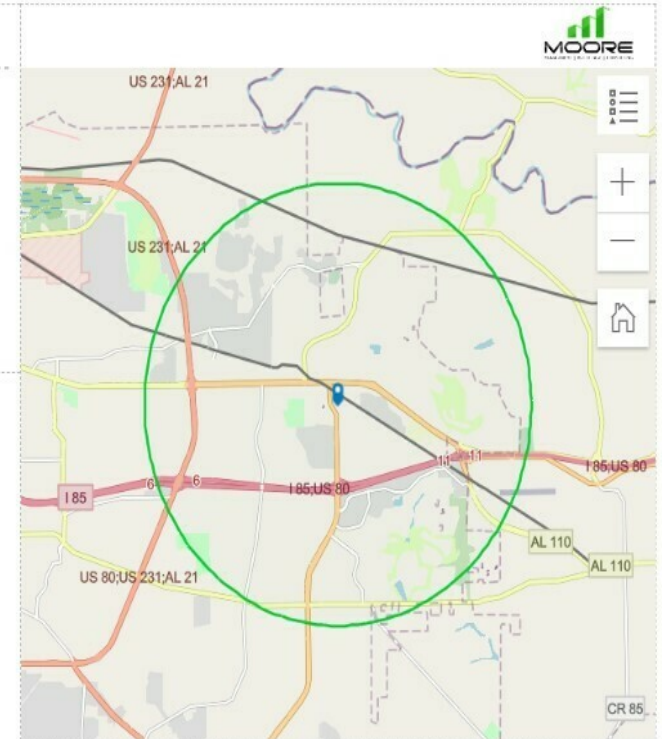
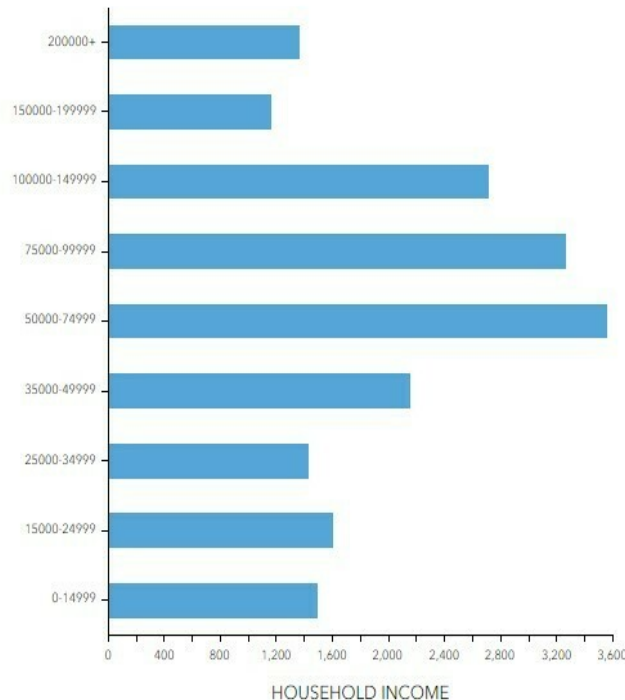
\$42,239

Per Capita Income



\$146,446

Median Net Worth



EMPLOYMENT

69%

White Collar

19%

Blue Collar

14%

Services

2.7%

Unemployment Rate

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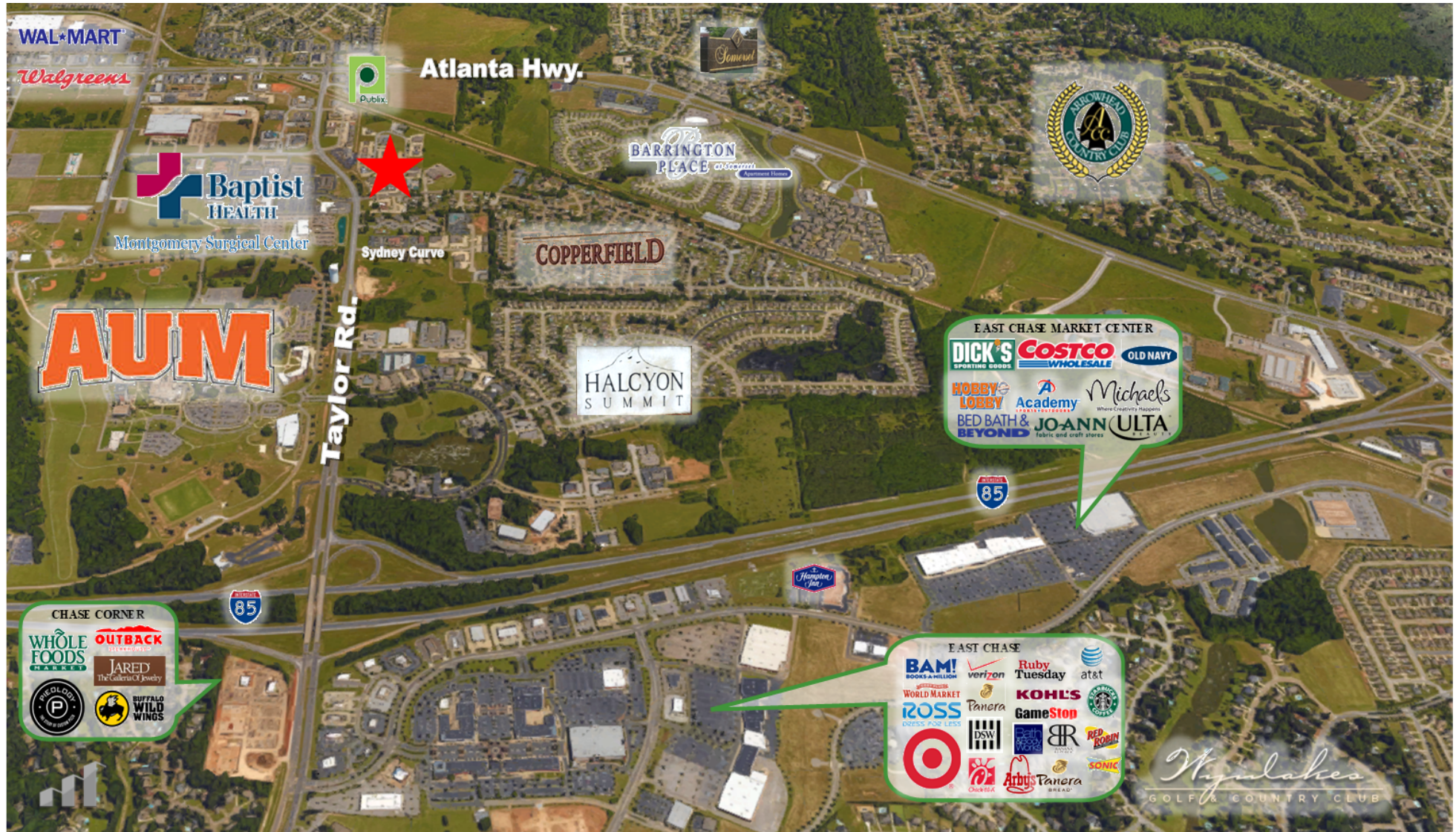
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Retail Map



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