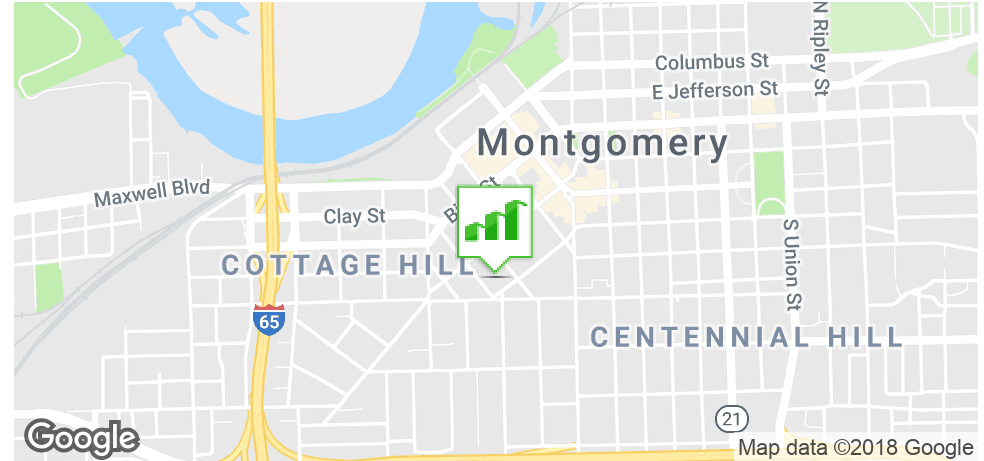


341-345 MOLTON ST

MONTGOMERY, AL 36104

# Executive Summary



## OFFERING SUMMARY

Available SF: 2,000 SF

Lease Rate: Contact Agent

Lot Size: 0.62 Acres

Zoning: T5 Smart Code

Submarket: CBD

## PROPERTY HIGHLIGHTS

- 3.2 Miles from Maxwell Air Force Base: Serving 25,000+
- Convenient to all cars coming from I-65 to Downtown
- 600+ Residential Units existing and more in development
- 35,826 CBD Employees in a 1 mile radius
- 4000+ Students enrolled at Troy University Montgomery within 3 blocks
- 893 Hotel Rooms in Downtown, 600 within 3 blocks
- 2 New Boutique Hotels in Development
- Option for Drive Thru with Parking

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,601	18,315	43,184
Total Population	4,649	48,641	115,113
Average HH Income	\$24,293	\$39,766	\$49,365

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