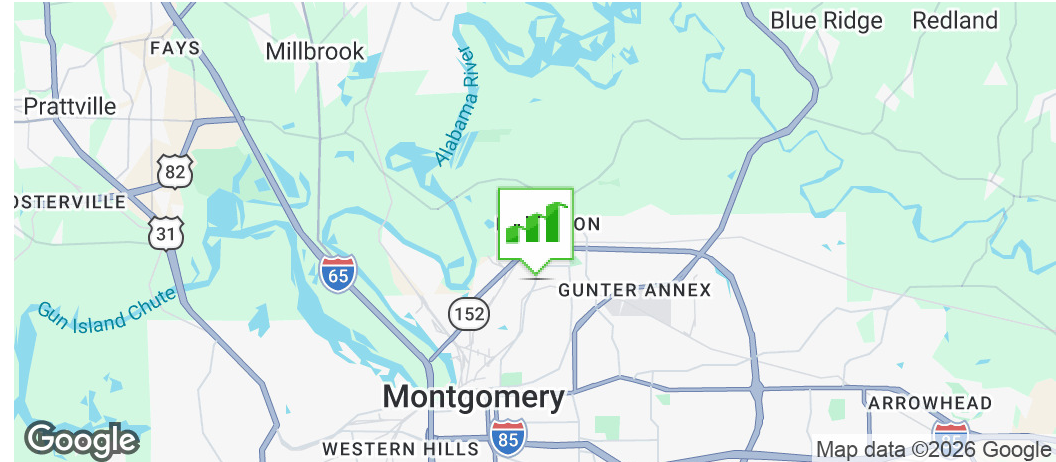


2800 LOWER WETUMPKA RD

MONTGOMERY, AL 36110

FOR SALE & FOR LEASE



OFFERING SUMMARY

Sale Price:	\$149,000
Lease Price:	\$3,000/Month (NN)
Lot Size:	± 1.13 Acres
Year Built:	1966
Building Size:	± 3,600
Zoning:	B-2
Price / SF:	\$41.39

PROPERTY HIGHLIGHTS

- Former Regions Bank- Highly visible on Lower Wetumpka Rd - equipped with drive thru
- Perfect for daycare, pawn shop, laundry mat, bank, community center, etc
- Located on a corner lot with multiple ingress and egress
- ± 3 Miles from Downtown Montgomery- Home of the Alabama State Capitol
- ± 3 Miles from I-65 Access
- ± 5 Miles from Maxwell Air Force Base- Maxwell-Gunter AFB is home to over 9,600 active duty, reserve, civilian, and contractor personnel. Each year, Maxwell AFB has an annual student throughput population of more than 34,000 students.



JON MASTERS, CCIM

334.387.2724
Jmasters@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma Street, Suite 200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com



2800 LOWER WETUMPKA RD

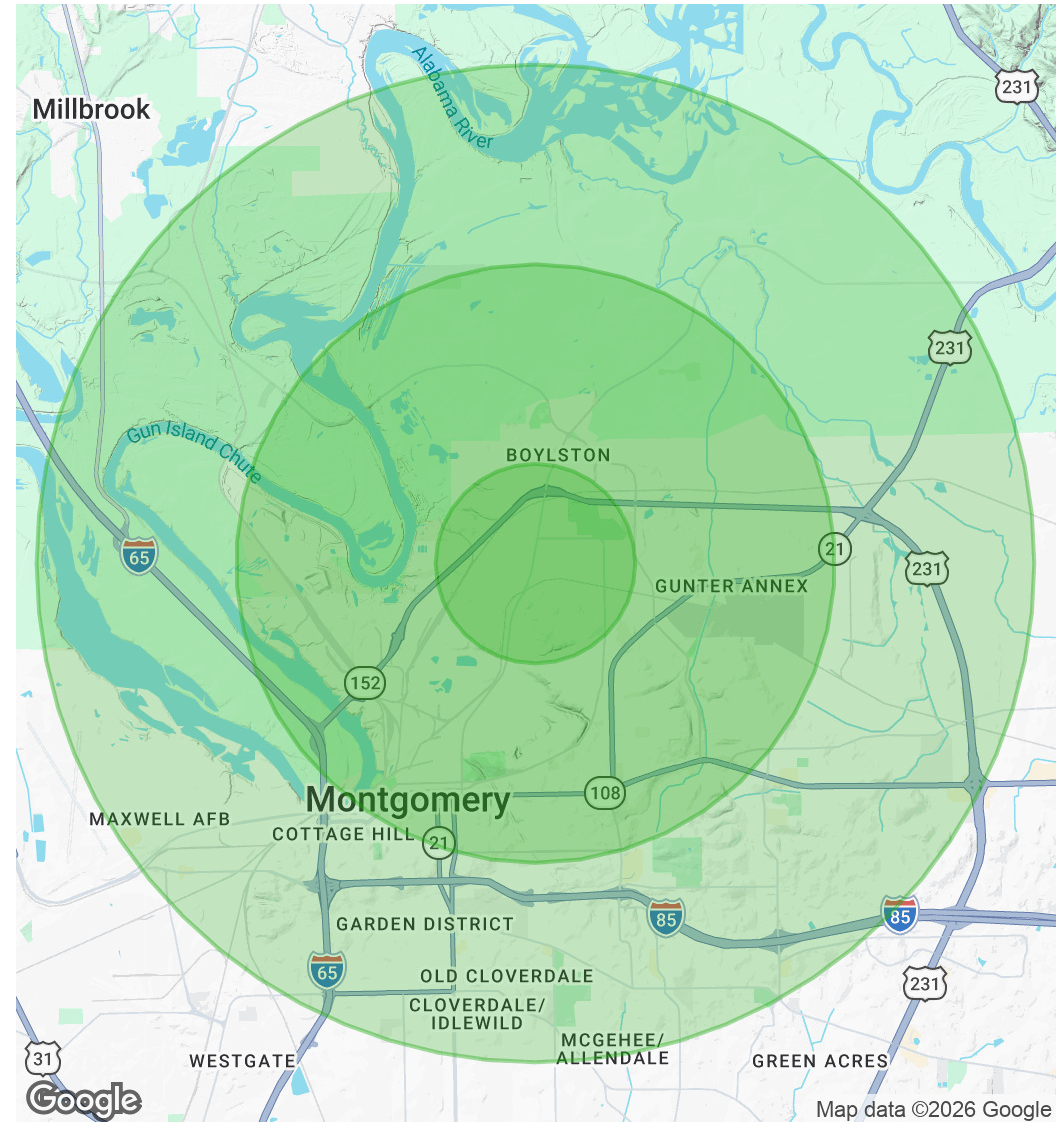
MONTGOMERY, AL 36110

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,315	28,512	82,218
Average Age	38	39	39
Average Age (Male)	37	37	38
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,487	11,857	33,381
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$49,426	\$56,761	\$66,798
Average House Value	\$120,513	\$134,338	\$182,161

2020 American Community Survey (ACS)



JON MASTERS, CCIM

334.387.2724
Jmasters@mcrmpm.com

MOORE COMPANY REALTY

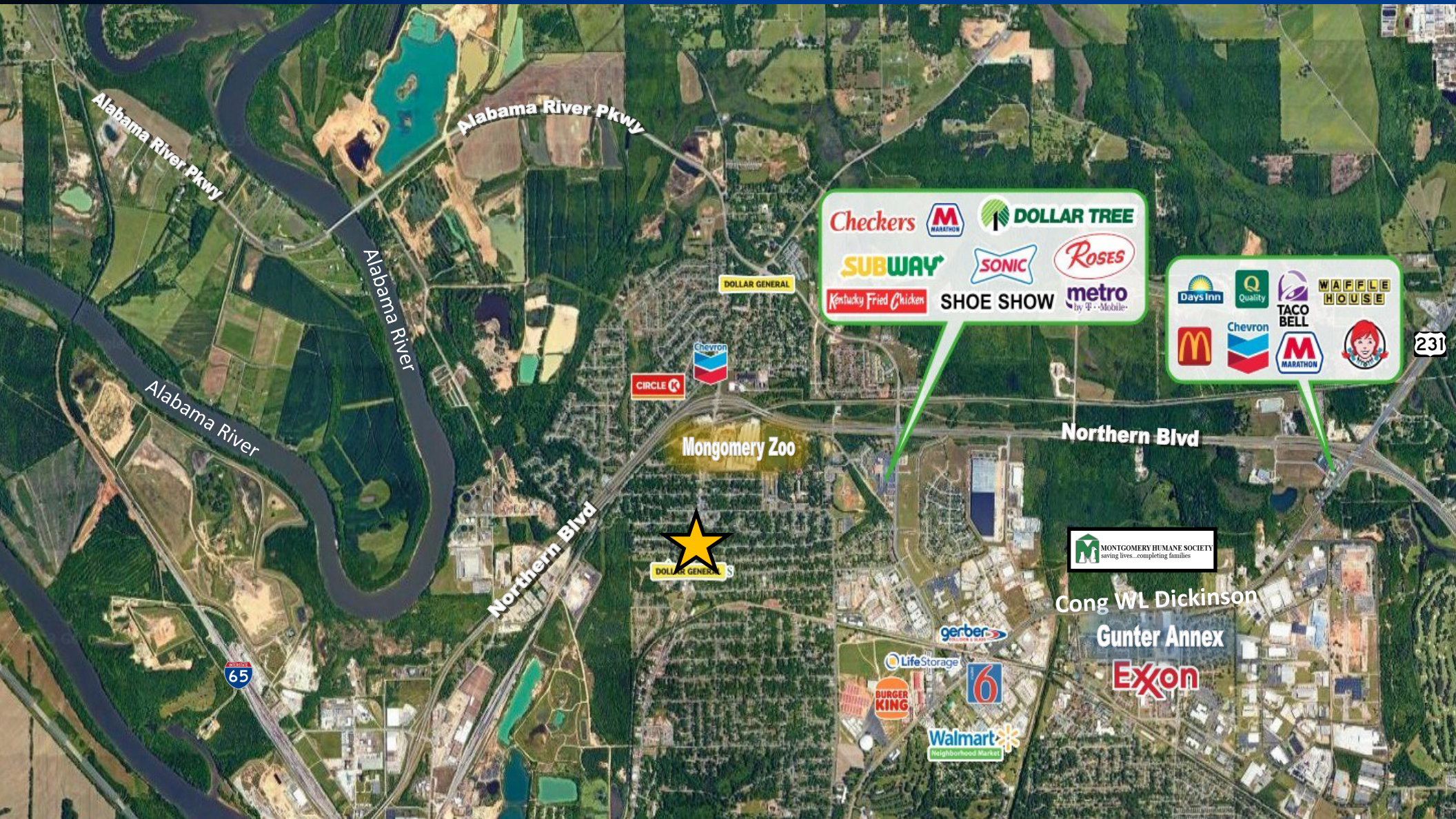
312 Catoma Street, Suite 200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com

MOORE
MANAGEMENT | BROKERAGE | CONSULTING

2800 LOWER WETUMPKA RD

MONTGOMERY, AL 36110

Retail Map



JON MASTERS, CCIM

334.387.2724

Jmasters@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma Street, Suite 200, Montgomery, AL 36104

334.262.1958 | moorecompanyrealty.com

MOORE
MANAGEMENT | BROKERAGE | CONSULTING