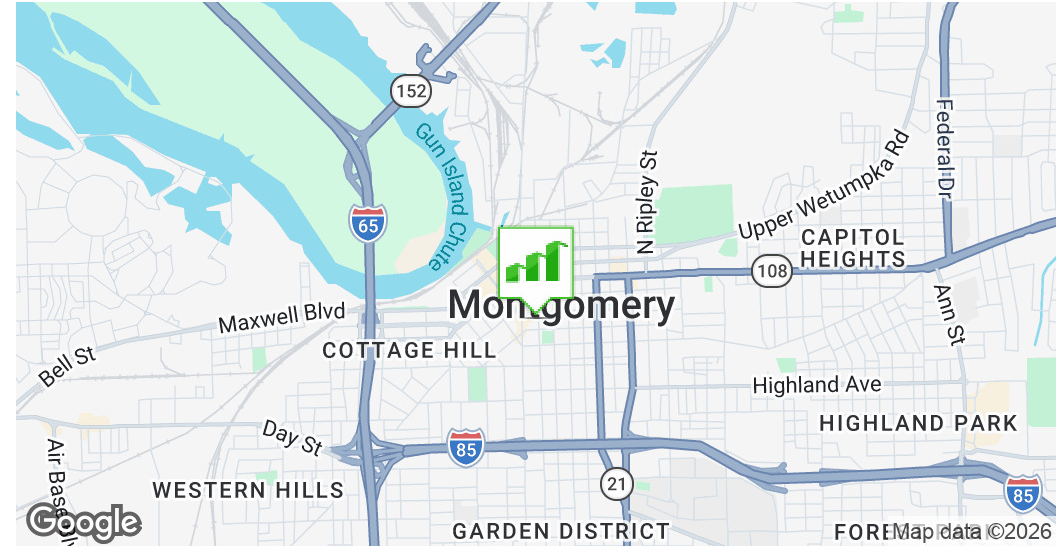


72 DEXTER AVE

MONTGOMERY, AL 36104

FOR SALE



OFFERING SUMMARY

Sale Price:	\$650,000
Building Size:	Building 1 (Cuco's): ±2,352 SF Building 2: ±2,484 SF Building 3: ±3,972 SF Building 4: ±3,604 SF
Lot Size:	± 0.3 Acres
Zoning:	T5
Cuco's Mexican Cafe Financials:	\$33,600 Annual Lease Rate (+ increases) Lease Expires: 11/30/2033 (more information available upon request)

PROPERTY HIGHLIGHTS

- Prime Downtown Montgomery Location along Dexter Avenue
- Approximately 0.3 miles from the Alabama State Capitol, placing the property in the heart of downtown Montgomery
- Spread across four separate structures- Building 1 is home to Cuco's Mexican Cafe, the other 3 buildings are currently vacant. providing flexibility for multiple uses, tenants, or redevelopment concepts.
- Two-Story Structures: The building records identify the improvements as two-story buildings, providing additional vertical space within the downtown footprint.
- An opportunity to acquire a sizable collection of improvements on a relatively small urban parcel in one of Montgomery's established commercial areas.
- Walkable to Montgomery's Riverfront, Riverwalk Stadium, Montgomery Performing Arts Centre (MPAC), Equal Justice Initiative (EJI) offices, government offices, restaurants, entertainment, and more

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Aerial View



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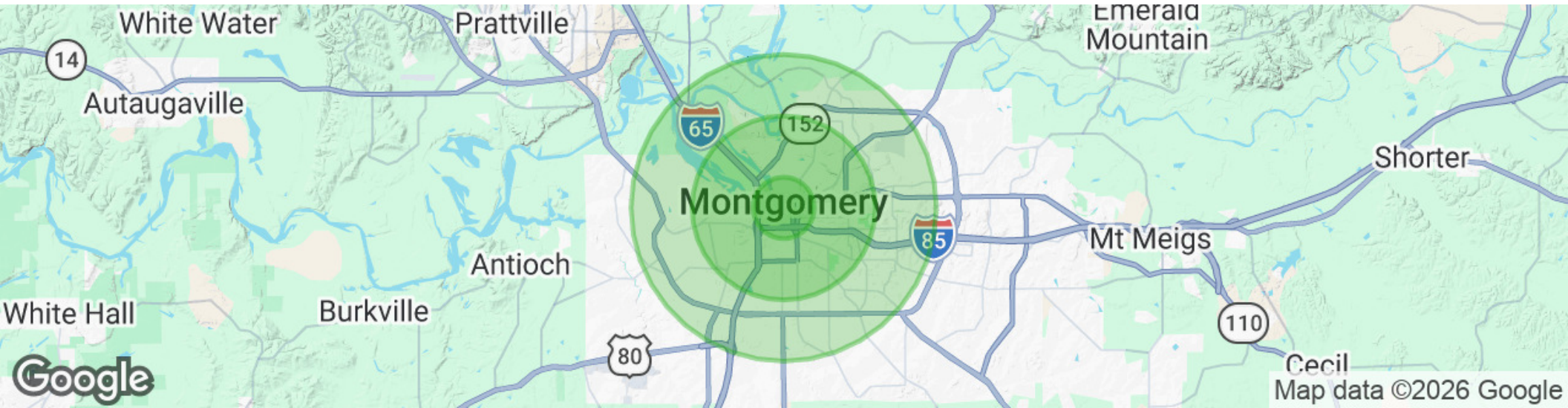
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MONTGOMERY, AL 36104

Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,095	48,271	99,560
Average Age	37.0	35.5	37.6
Average Age (Male)	35.6	35.1	35.9
Average Age (Female)	41.2	37.0	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,087	18,779	39,361
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$51,147	\$61,314	\$66,378
Average House Value	\$102,673	\$149,269	\$151,882

2023 American Community Survey (ACS)

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Retail Map



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