

CLASS A OFFICE SPACE

3140 Zelda Ct, Montgomery, AL 36106



OFFERING SUMMARY

Sale Price:	\$2,200,000
Price/SF:	\$192.98
Building Size:	11,400 SF
Year Built:	2007
Lot Size:	0.66 Acres

Zoning: B2

Submarket: Midtown Montgomery

Traffic Count: 23,028 Zelda Rd
109,477 I-85

PROPERTY OVERVIEW

Introducing 3140 Zelda Ct, an excellent opportunity in Montgomery, Alabama. This impressive 11,400 SF Class A office building, constructed in 2007, boasts premium high-end interior finishes, creating a polished, professional environment ideal for law firms, medical practices, corporate offices, and other high-end users. Abundant natural light, a well-designed floorplan, elevator and ample on-site parking further enhance the tenant experience. Located in a prime midtown location, this property offers immediate availability and excellent access to I-85 and downtown Montgomery. With B2 zoning, this space presents an ideal opportunity for office building investors looking to capitalize on the thriving Montgomery area. Don't miss out on this outstanding prospect.

PROPERTY HIGHLIGHTS

- 11,400 SF Class A Office Building
- High-End Interior Finishes
- Elevator Access to Second Floor
- Immediate Availability
- Prime Midtown Location
- Excellent Access to I-85 & Downtown Montgomery

PRESENTED BY:

Scott Harris

Senior Vice President & Qualifying Broker
334.462.2608
scott.harris@aronov.com

aronovcommercial.com

3500 Eastern Boulevard
Montgomery, AL 36116

Additional Photos

ARONOV

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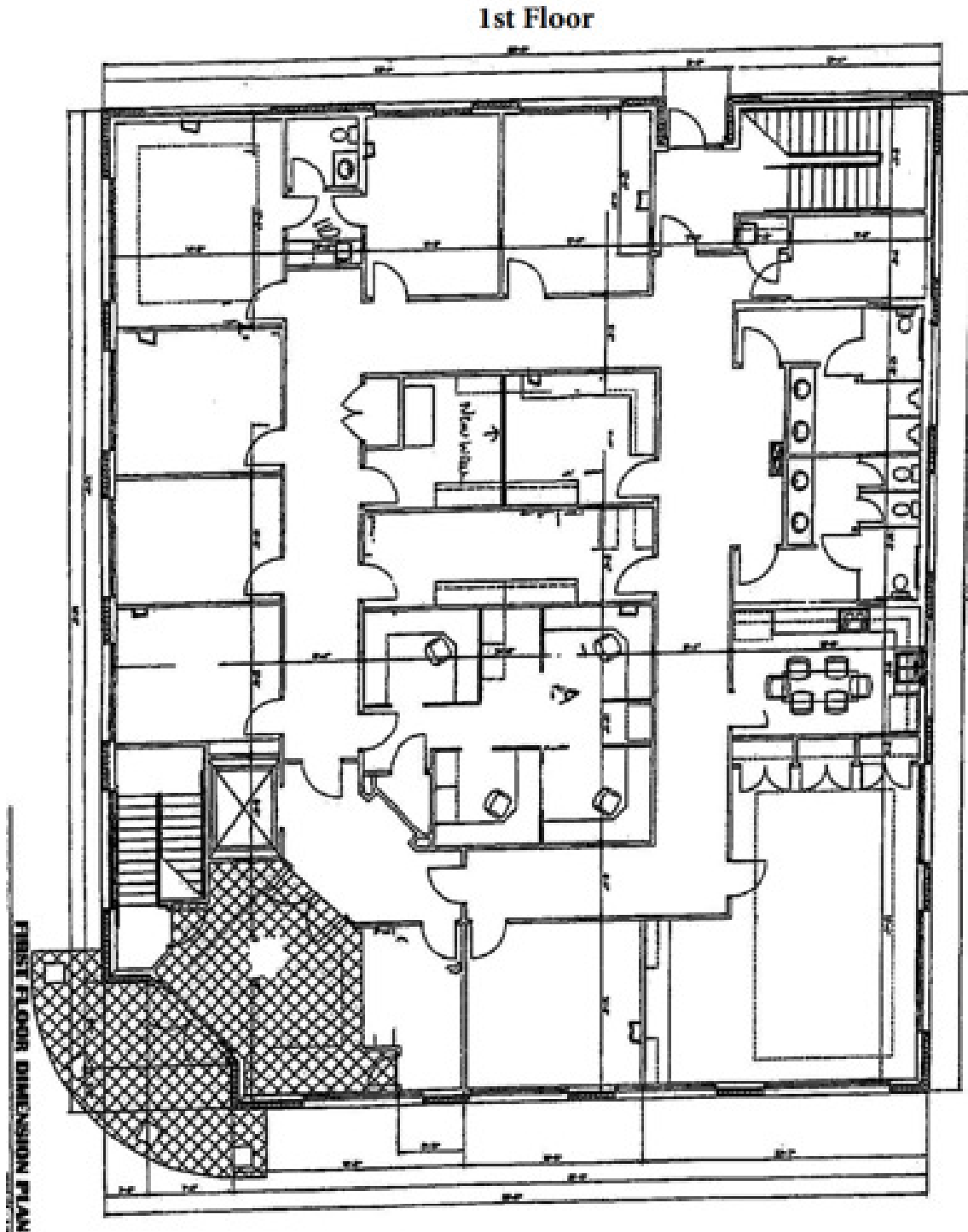
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This information is from sources deemed reliable, but agent makes no representation or warranty as to the accuracy of the information. Package is subject to prior sale, price change, correction and withdrawal.

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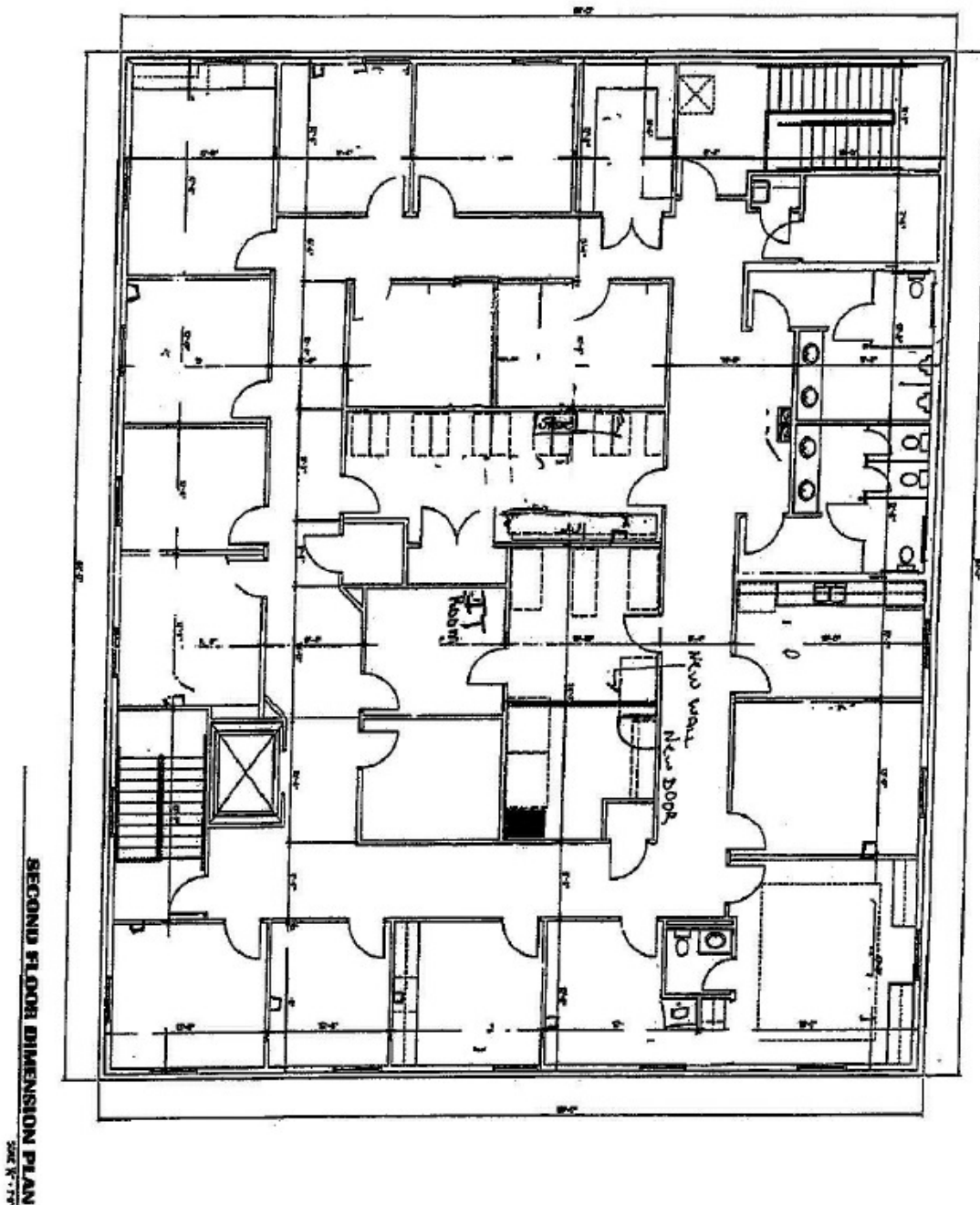
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2nd Floor



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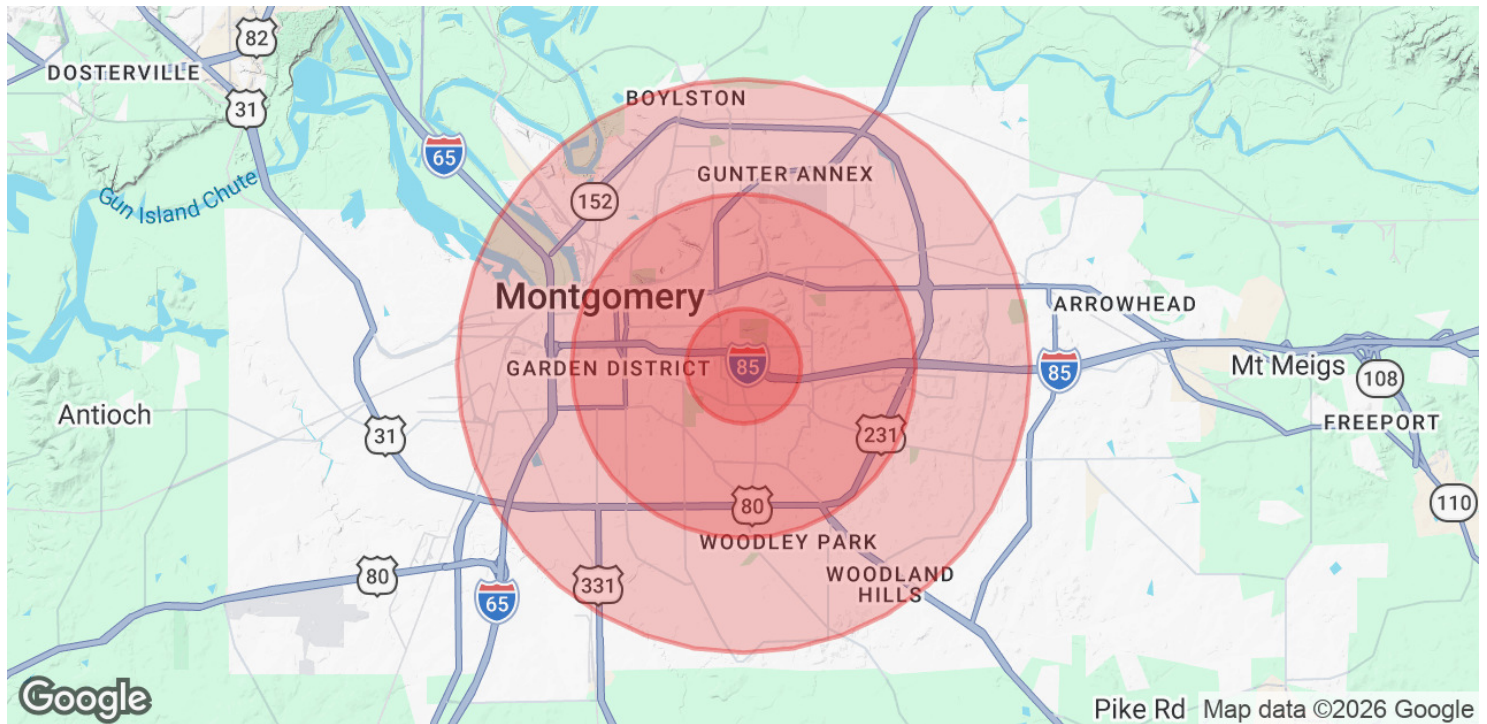
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,270	73,657	145,130
Average Age	39	40	39
Average Age (Male)	37	38	37
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,421	31,117	61,055
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$81,664	\$69,095	\$63,307
Average House Value	\$190,266	\$198,955	\$176,502

2020 American Community Survey (ACS)

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