

FOR SALE or FOR LEASE

4770 Woodmere Blvd

Montgomery, AL 36106



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PROPERTY OVERVIEW

* THIS PROPERTY IS AVAILABLE FOR SALE OR FOR LEASE

Positioned in the heart of one of East Montgomery's most established and desirable commercial corridors, **4770 Woodmere Boulevard** offers a well-maintained, single-story office building ideally suited for a variety of professional or service-oriented users. Constructed in 2003, the property features approximately 9,471 square feet of space, thoughtfully designed with a functional layout, quality interior finishes, and ample on-site parking.

Situated along Woodmere Boulevard, the property benefits from excellent accessibility and proximity to Vaughn Road, Eastern Boulevard, and Atlanta Highway, placing it within minutes of major retail centers, dining, and dense residential neighborhoods. The surrounding area provides a strong demographic base, making this an ideal location for businesses seeking both convenience and visibility.

With a solid construction profile, including brick exterior elements and a spacious footprint, 4770 Woodmere Boulevard presents a turnkey opportunity for office users or investors looking to establish a presence in one of Montgomery's most proven submarkets.



Contact Agent
LIST PRICE



9,471 SF
BUILDING SF



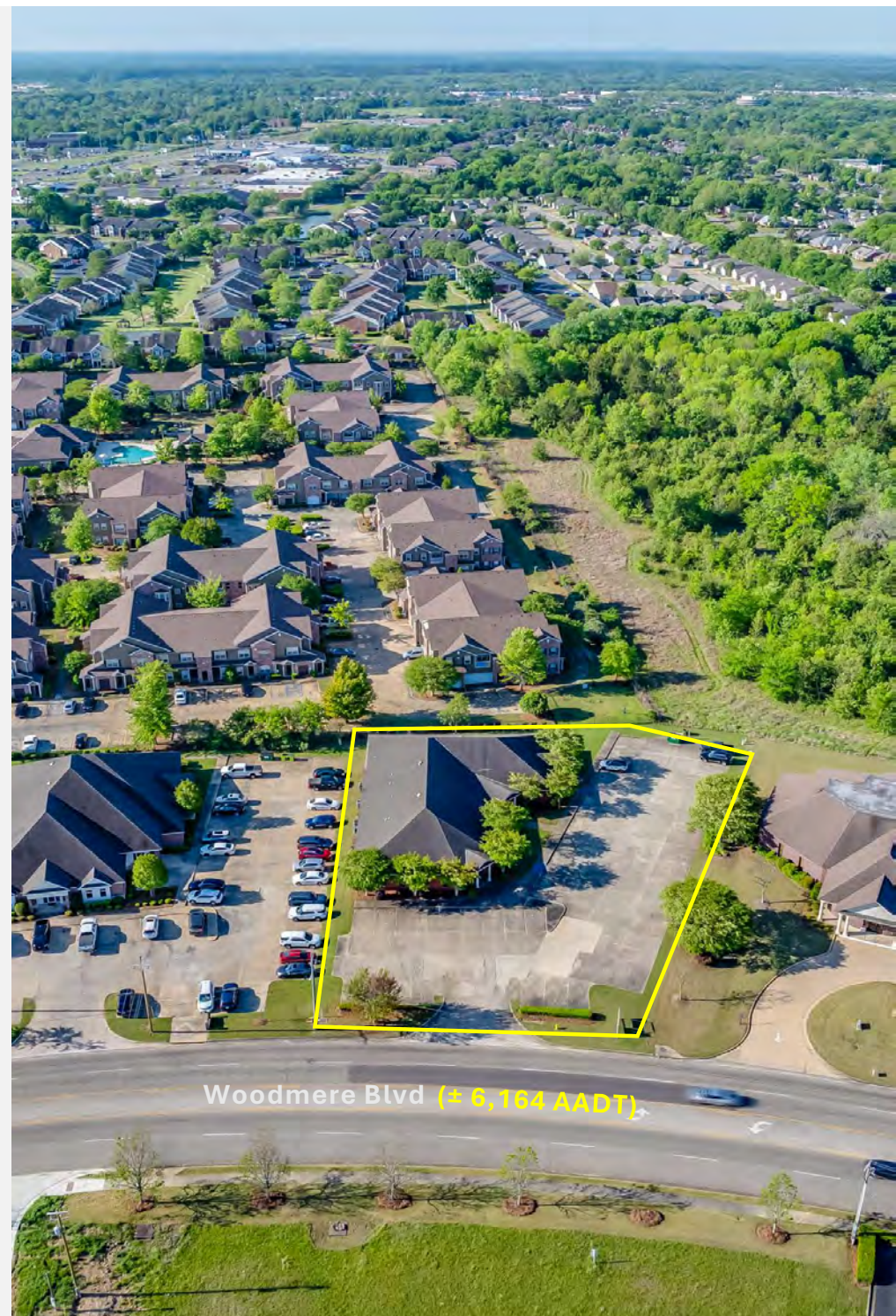
Contact Agent
LEASE RATE

Address	4770 WOODMERE BLVD, MONTGOMERY, AL 36106
Available Lease Space	2,926 SF - SPACE B 3,302 SF - SPACE C
Building Size	± 9,471 SF
Land Size	± 0.89 Acres
Year Built	2003
Zoning	O-1

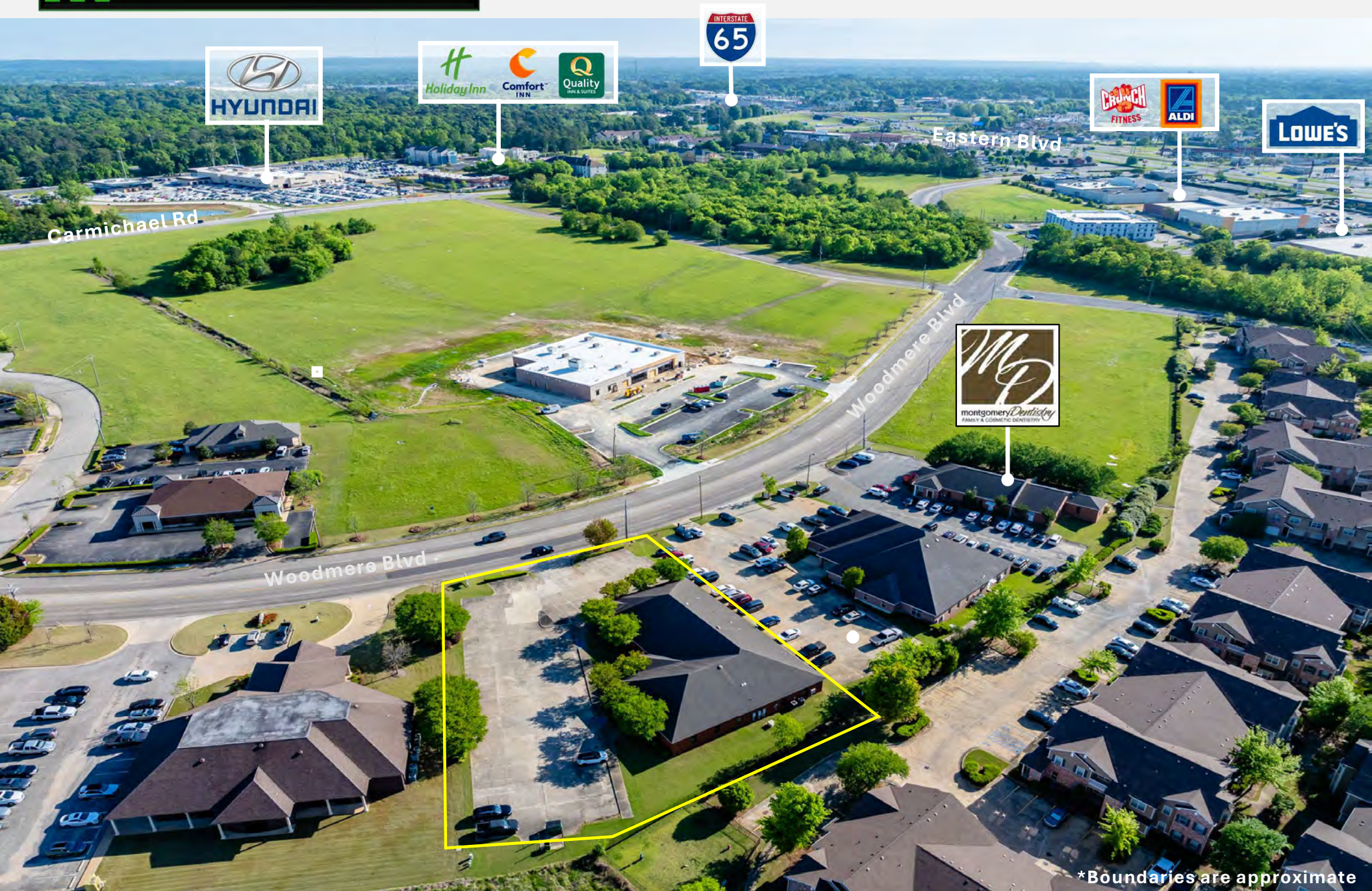


PROPERTY HIGHLIGHTS

- ±9,471 SF single-story office building with functional layout and quality interior finishes
- Strong East Montgomery location within an established commercial corridor surrounded by dense residential neighborhoods
- Excellent accessibility to Vaughn Road, Eastern Boulevard, and Atlanta Highway providing seamless connectivity across the city
- Just minutes to Downtown Montgomery, offering quick access to government offices, legal hubs, and the central business district
- Conveniently located near The Shoppes at Eastchase, Montgomery's premier retail and dining destination
- Approximately 15–20 minutes to Maxwell Air Force Base, a major regional employment center
- Positioned along Woodmere Boulevard with traffic counts of approximately 6,164 AADT
- Immediate access to Eastern Boulevard with traffic counts exceeding 47,526 AADT, providing strong regional connectivity and exposure
- Ample on-site parking supported by reinforced concrete paving
- Ideal for professional office, medical, or service-oriented users seeking a central and accessible Montgomery location



PROPERTY AERIAL



*Boundaries are approximate

 PROPERTY PHOTOS



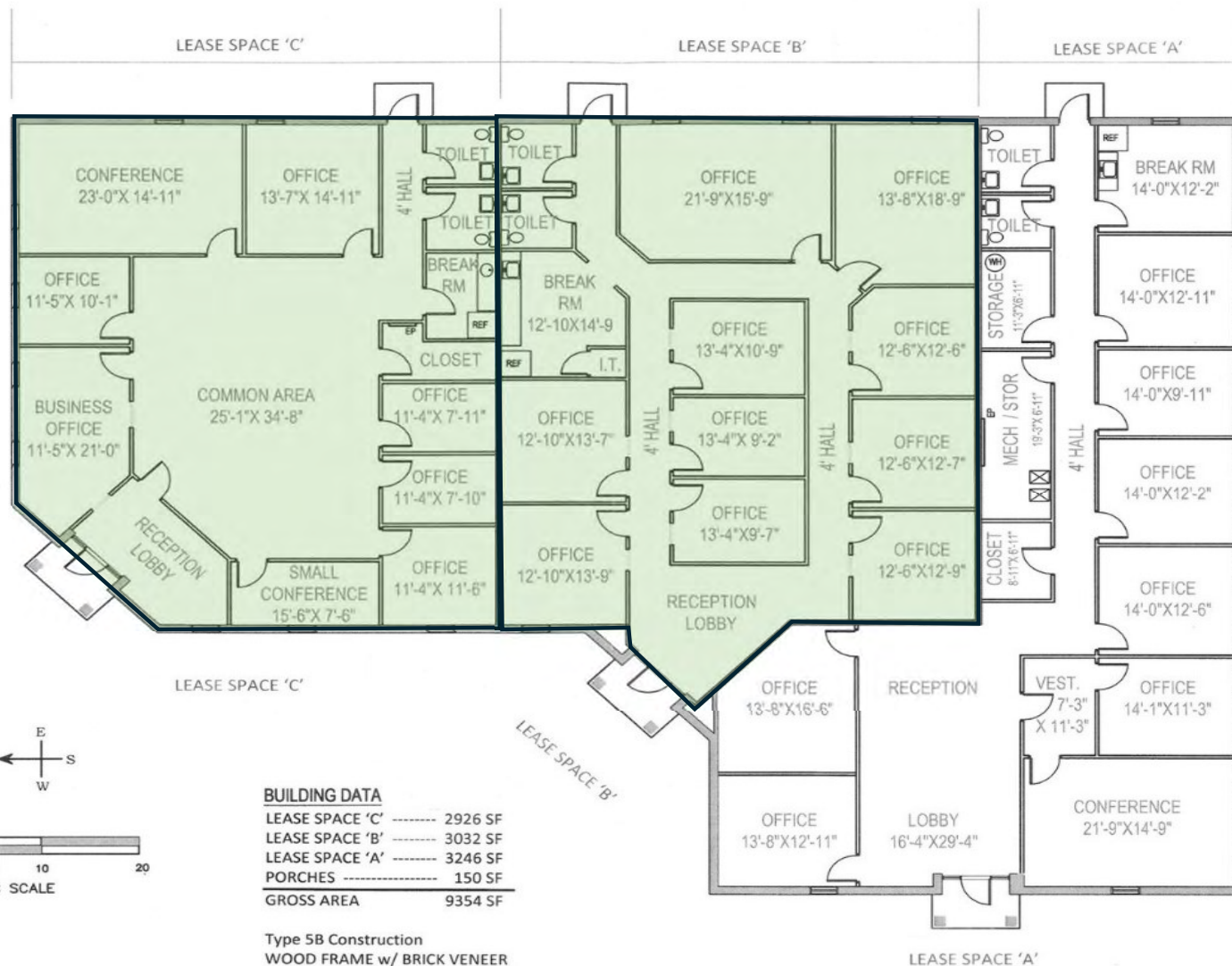
PROPERTY PHOTOS



PROPERTY PHOTOS



FLOOR PLAN



MONTGOMERY, AL

Montgomery, the state capital and a key economic hub, offers a diverse and resilient economy anchored by government, healthcare, manufacturing, and retail sectors. The city is home to Maxwell-Gunter Air Force Base, a major military installation providing significant employment, and the Montgomery Regional Airport, supporting commercial and cargo operations. Montgomery also hosts the Equal Justice Initiative (EJI), attracting educational and cultural tourism, and vibrant commercial areas such as the Shoppes at Eastchase, a premier retail and mixed-use destination.

The city's downtown, anchored by the Alabama State Capitol, provides a stable government-driven economy, while cultural and recreational assets like Montgomery Whitewater, Civil Rights landmarks, and historic sites enhance tourism and community engagement.

Montgomery benefits from excellent connectivity via major highways and corridors, including Interstate 65 (I-65), Interstate 85 (I-85), U.S. Highway 80, and U.S. Highway 231, along with key arterial roads such as Bell Road, East Boulevard, and Eastern Boulevard, linking residential, commercial, and industrial areas across the region.

With its strategic location, robust infrastructure, diverse economy, and a blend of cultural, historical, and recreational assets, Montgomery provides a dynamic and attractive market for long-term investment opportunities.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,441	67,080	152,162
Average Age	34	35	34
Average Age (Male)	35	35	34
Average Age (Female)	34	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3.987	29.814	62,208
# of Persons per HH	1.9	2.2	2.4
Average HH Income	\$67,657	\$77,480	\$78,510
Average House Value	\$200,208	\$204,978	\$214,881



± 47,526

VPD Eastern Blvd



± 67,080

People Within 3 Miles



\$77,480 +

Average HH Income

RETAIL MAP



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