

7,960 SF OFFICE BUILDING | NOI \$74,892 | 9.19% CAP

4165 Carmichael Rd/1420 I-85 Pkwy

Montgomery, AL 36109



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PROPERTY OVERVIEW

Located at the highly visible intersection of **Carmichael Road and I-85 Parkway**, this **100% leased office investment** offers investors the opportunity to acquire a stabilized asset in one of Montgomery's most established professional and medical corridors. The property consists of two well-maintained brick office buildings positioned on a prominent corner site with excellent visibility, dedicated parking, and immediate access to Interstate 85, providing long-term appeal for professional office users.

Surrounded by major healthcare providers, regional employers, hotels, restaurants, and national retailers, the property benefits from a strong daytime population, consistent traffic, and a mature commercial environment. With approximately **19,130 vehicles per day** along Carmichael Road, less than one-half mile from I-85, and more than **8,100 daytime employees within a one-mile radius**, the location continues to attract quality office and medical tenants.

This turnkey investment combines **stable in-place income**, a premier Montgomery location, and durable real estate fundamentals, making it an attractive acquisition for investors seeking reliable cash flow with long-term appreciation potential. The property's strategic location, established tenancy, and proximity to major transportation corridors position it for continued success in one of the city's most desirable office submarket.



\$815,000

LIST PRICE



9.19 %

CAP RATE



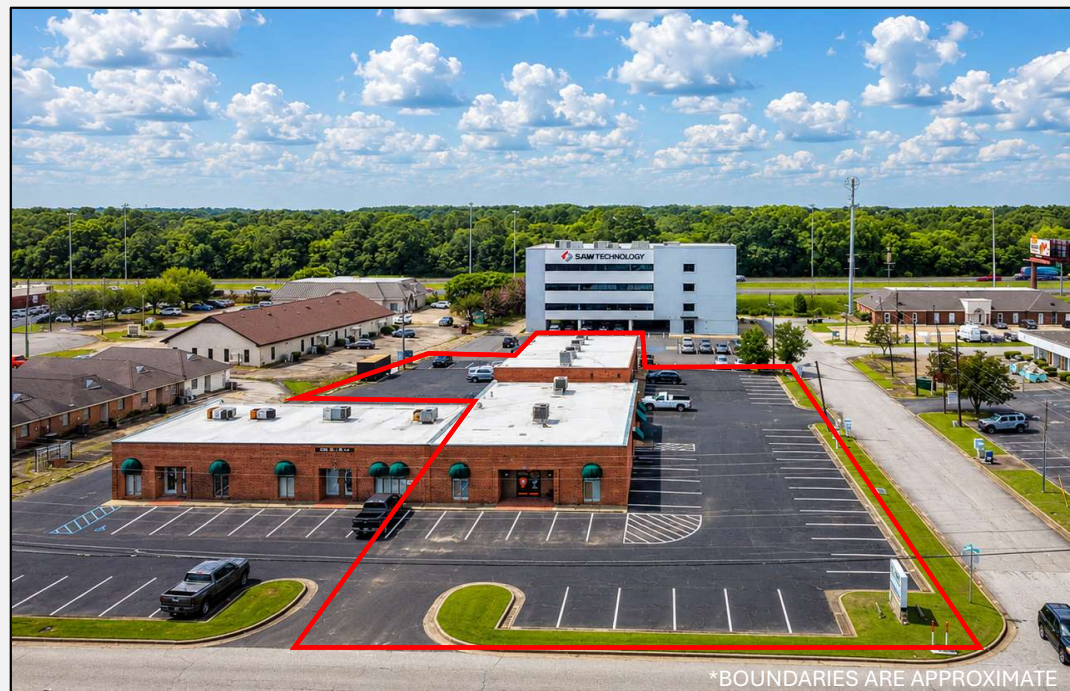
\$74,892

NET OPERATING INCOME

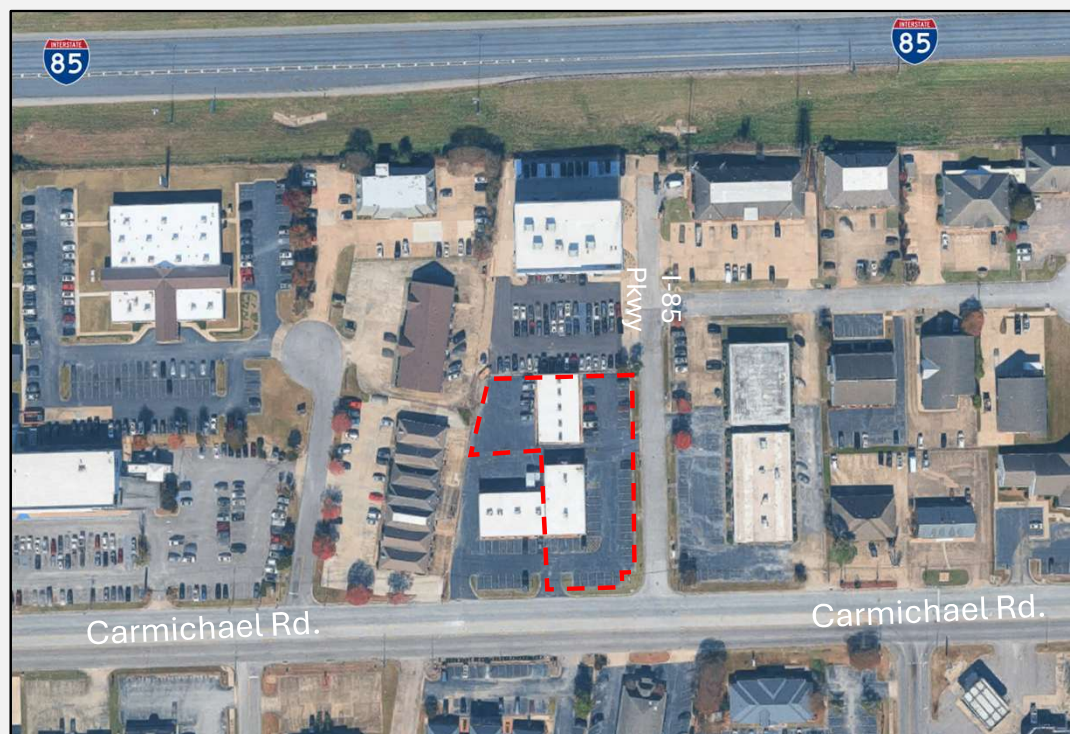
Address	4165 Carmichael Rd & 1406 I-85 Parkway
Building Size	± 7,960 SF
Land Size	± 0.37 Acres
Year Built	1987
Zoning	B-2
Price PSF	\$102.39

INVESTMENT HIGHLIGHTS

- **100% Leased Investment** with established tenancy providing immediate in-place cash flow.
- **Recent Capital Improvements** Including New Roofs and Newly Sealed & Restriped Parking Lots
- **Prime Corner Location** at the signalized intersection of Carmichael Road and I-85 Parkway in one of Montgomery's premier office and medical corridors.
- **Excellent Accessibility** with less than ½ mile to Interstate 85 (Exit 6) and convenient access to Eastern Boulevard.
- **Strong Medical & Professional Presence** surrounded by healthcare providers, professional offices, and regional employers, creating a stable tenant environment.
- **High Visibility** along Carmichael Road with approximately 19,130 vehicles per day.
- **Established Office Asset** situated on a well-maintained site with dedicated parking and excellent curb appeal.
- **Exceptional Demographics** with more than 8,100 daytime employees within a one-mile radius, supporting long-term office demand.
- **Amenity-Rich Location** within minutes of hotels, restaurants, retail, and major employment centers including Maxwell Air Force Base and Downtown Montgomery.



*BOUNDARIES ARE APPROXIMATE



PROPERTY PHOTOS



RENT ROLL

Tenants	Rent/Mo.	Annual Rent	Per Sq Ft	Square Feet	Original Term	Expiration
4165 Chalmers Workforce	\$ 2,653	\$ 31,836	\$ 12.73	2,500	5/1/2023	4/30/2028
1406 – Master Lease	\$ 1,400	\$ 16,800	\$ 11.20	1,500	1 Year	1 Year
1412 Southern Earth	\$ 836	\$ 10,028	\$ 13.93	720	2/6/2014	1/31/2028
1414_1420 Phoenix Rehab	\$ 3,492	\$ 41,907	\$ 12.93	3,240	9/7/2023	10/31/2030
	\$ 8,381	\$ 100,571	\$12.63	7,960		

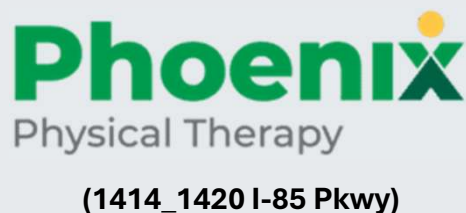
Tenant Overview



Spherion Staffing is a nationally recognized workforce solutions company with a long-standing reputation for delivering staffing and recruiting services to businesses across multiple industries. With more than 75 years of experience and an extensive national network of franchise offices, Spherion provides temporary, temp-to-hire, and direct placement services, making it a trusted employment partner for companies throughout the United States.



Southern Earth Sciences, Inc. is a respected environmental and geotechnical consulting firm providing engineering, environmental assessment, geotechnical investigation, construction materials testing, and regulatory compliance services. Serving clients throughout the Southeast, the company supports public agencies, developers, engineers, architects, and private businesses with comprehensive consulting solutions for commercial, industrial, infrastructure, and land development projects.



Phoenix Physical Therapy is a well-established outpatient rehabilitation provider specializing in physical therapy, occupational therapy, and sports medicine services. Through its network of clinics, the company delivers comprehensive, patient-centered care focused on helping individuals recover from injury, improve mobility, and return to daily activities. Phoenix Physical Therapy has earned a strong reputation for clinical excellence and personalized treatment throughout the communities it serves.

INVESTMENT OVERVIEW	
Price	\$815,000
Price PSF	\$102.39
CAP Rate	9.19%
Cash-on-Cash Return (yr 1)	9.19%
Total Return (yr 1)	\$74,892

OPERATING DATA	
Gross Scheduled Income	\$100,571
Operating Expenses	\$25,679
Net Operating Income	\$74,892

MONTGOMERYIAL

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	6,128	74,040	164,671
Average Age	40.5	36.3	34.3
Average Age (Male)	39.0	34.3	31.9
Average Age (Female)	41.6	38.0	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,042	31,323	65,639
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$81,312	\$65,201	\$61,366
Average House Value	\$191,584	\$176,926	\$179,965



± 47,124

VPD Eastern Blvd



± 74,040

People Within 3 Miles



\$65,201 +

Average HH Income



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