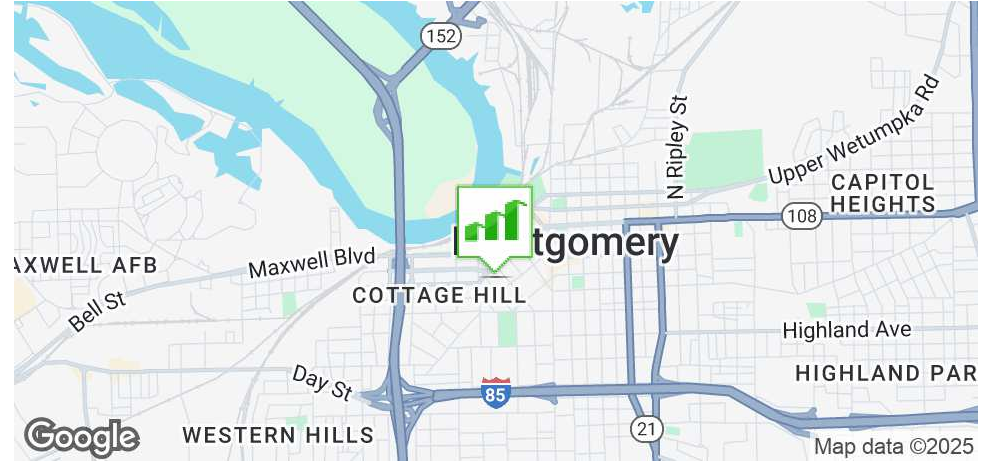


# NET LEASE

243 CATOMA ST, MONTGOMERY, AL 36104

# Executive Summary



## OFFERING SUMMARY

Available SF:	9,500 - 30,000 SF
Lease Rate:	\$4.00 SF/yr (Net)
Lot Size:	6.89 Acres
Year Built:	1928
Building Size:	68,000
Renovated:	2019
Zoning:	T-2 Smart Code
Market:	Montgomery CBD
Submarket:	Downtown

## PROPERTY HIGHLIGHTS

- Opportunity Zone
- Warehouse/Flex Space available!
- Originally built as the McGough Chevrolet Dealership
- 2 truck door, 5 ground level doors
- 2 stories
- New roof and windows with abundant light, ready for your company!
- Located in the CBD
- Excellent parking
- The location also has a sprinkler system and is available for immediate occupancy.
- Located on three streets: 243 Catoma St., 523 Bibb St. & 134 Wilkinson St.
- 1.1± Miles from I-85/I-65 Interchange



## GENE CODY, CCIM, SIOR

334.386.2441  
gcody@mcrrmpm.com

## MOORE COMPANY REALTY

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



# NET LEASE

# Lease Spaces

243 CATOMA ST, MONTGOMERY, AL 36104



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
529 Bibb St	Available	1,800 SF	Gross	Negotiable
211 Catoma St	Available	3,784 SF	Gross	Negotiable
134 Wilkinson St	Available	9,500 - 30,000 SF	Modified Net	\$4.00 SF/yr

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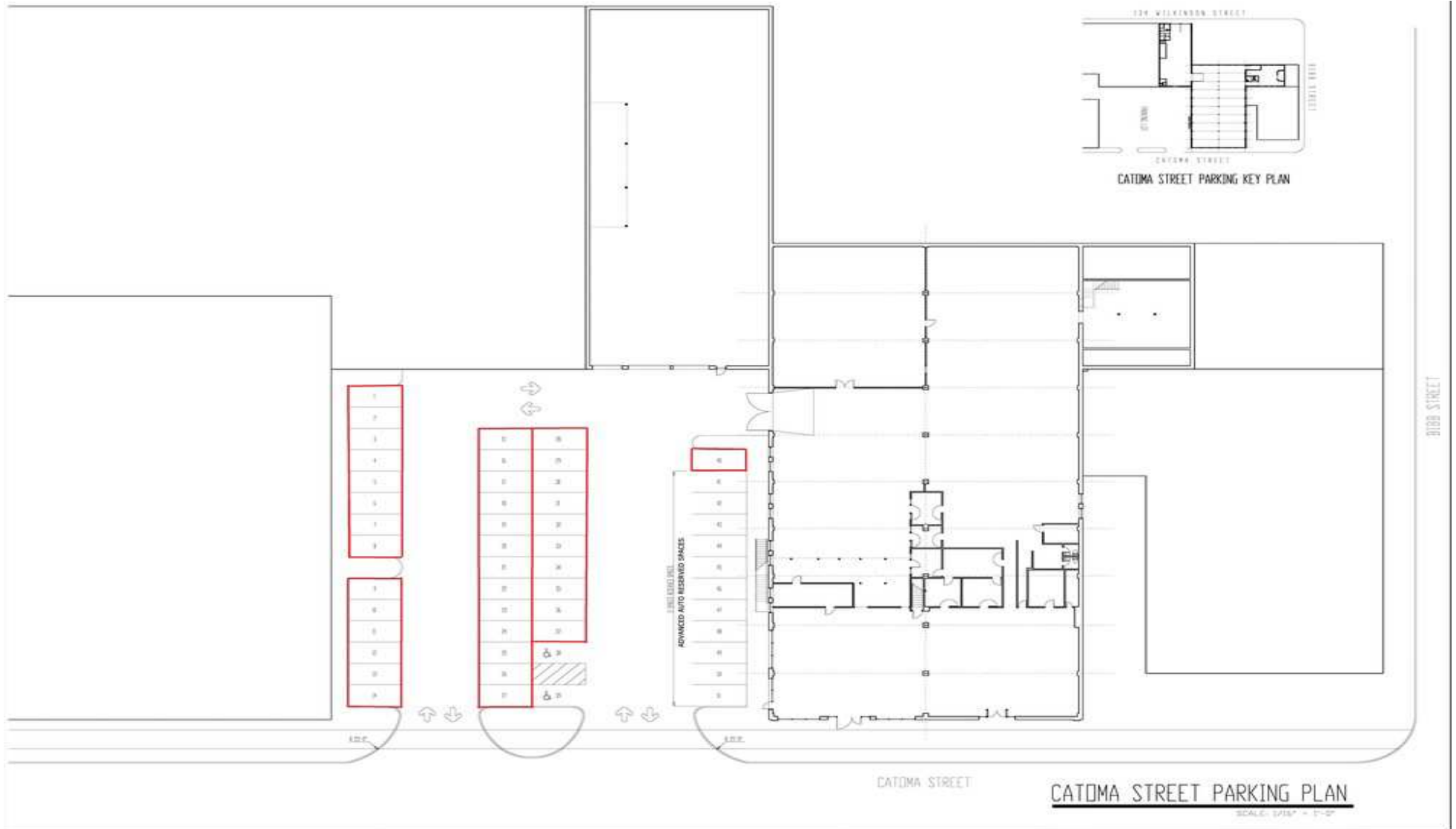




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# Parking Plan



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# NET LEASE

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# Exterior Photos



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**MOORE COMPANY REALTY**

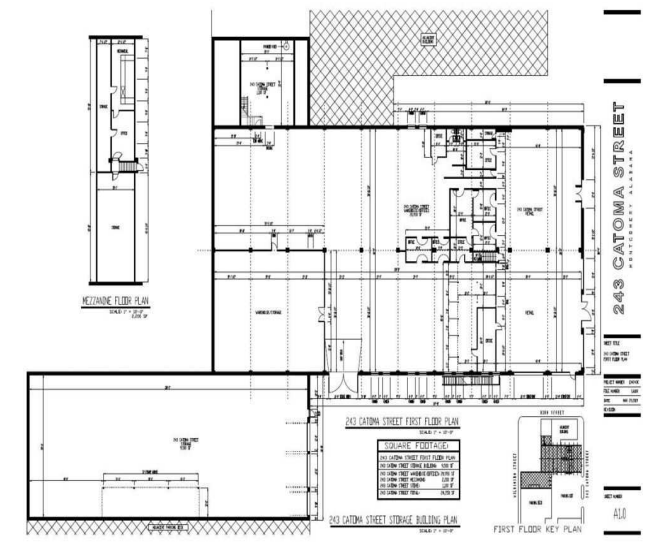
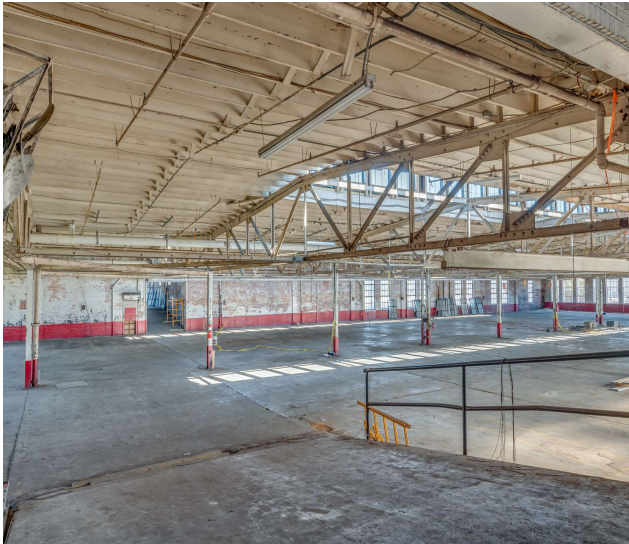
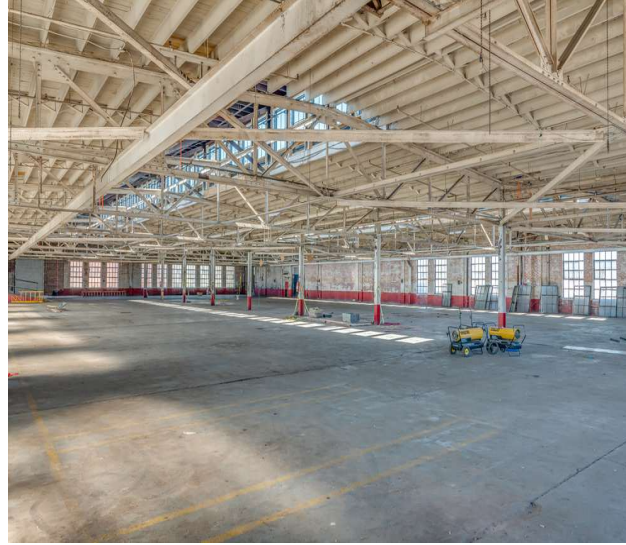
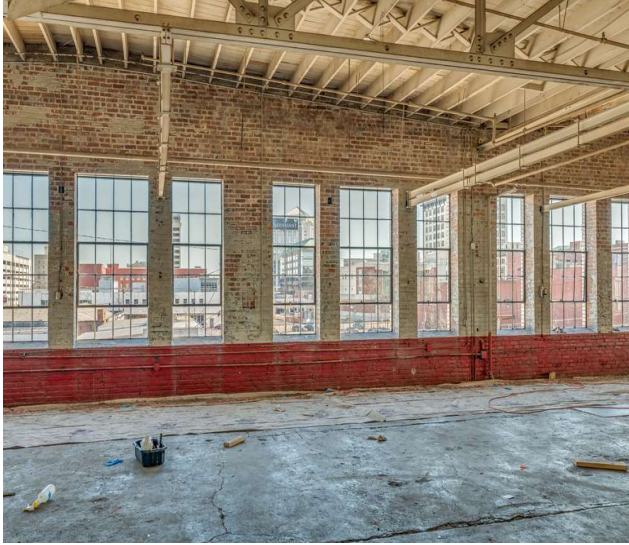
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# NET LEASE

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# Interior Photos



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# NET LEASE

243 CATOMA ST, MONTGOMERY, AL 36104

# Demographics

## DEMOGRAPHIC SUMMARY

80 Technacenter Dr, Montgomery, Alabama, 36117

Ring of 1 mile

### KEY FACTS

2,275

Population



999

Households

49.5

Median Age

\$69,936

Median Disposable Income

### EDUCATION

5%

No High School Diploma



17%

High School Graduate



29%

Some College



49%

Bachelor's/Grad/Prof Degree

### INCOME



\$86,461

Median Household Income



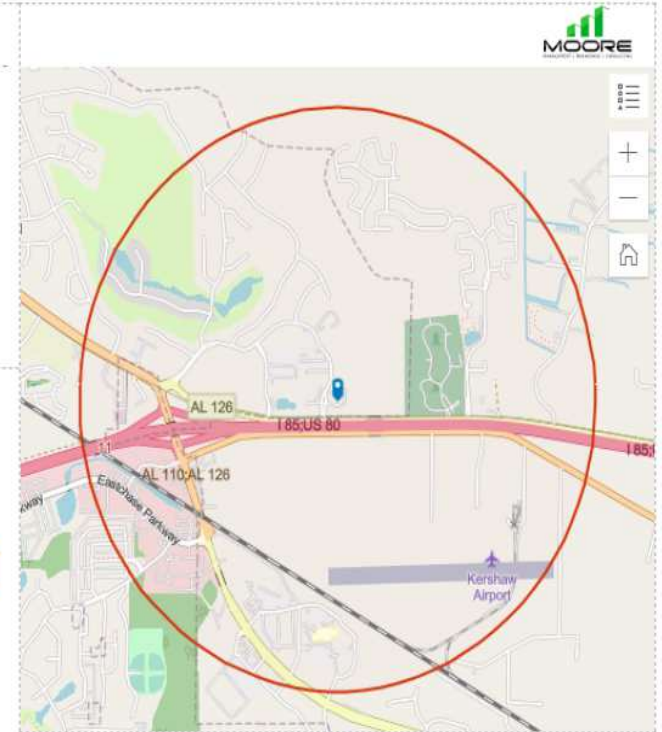
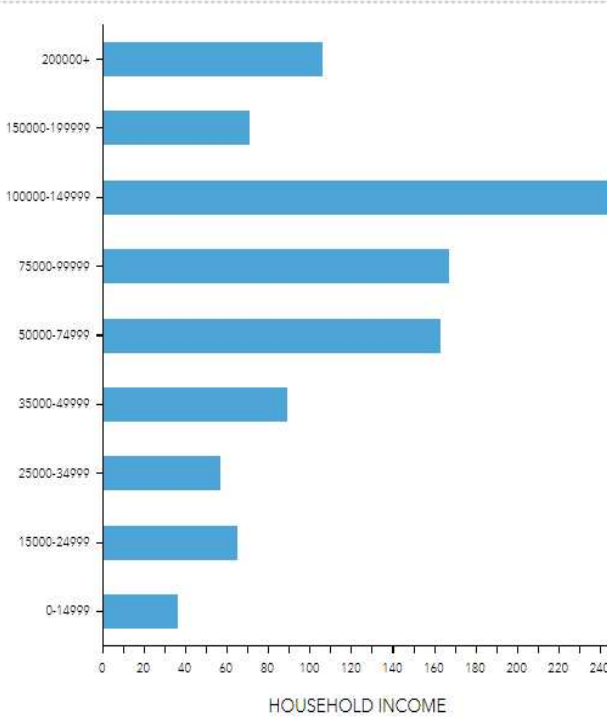
\$48,280

Per Capita Income



\$417,784

Median Net Worth



### EMPLOYMENT

70%

White Collar

14%

Blue Collar

19%

Services

2.0%

Unemployment Rate

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# NET LEASE

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# Retail Map



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