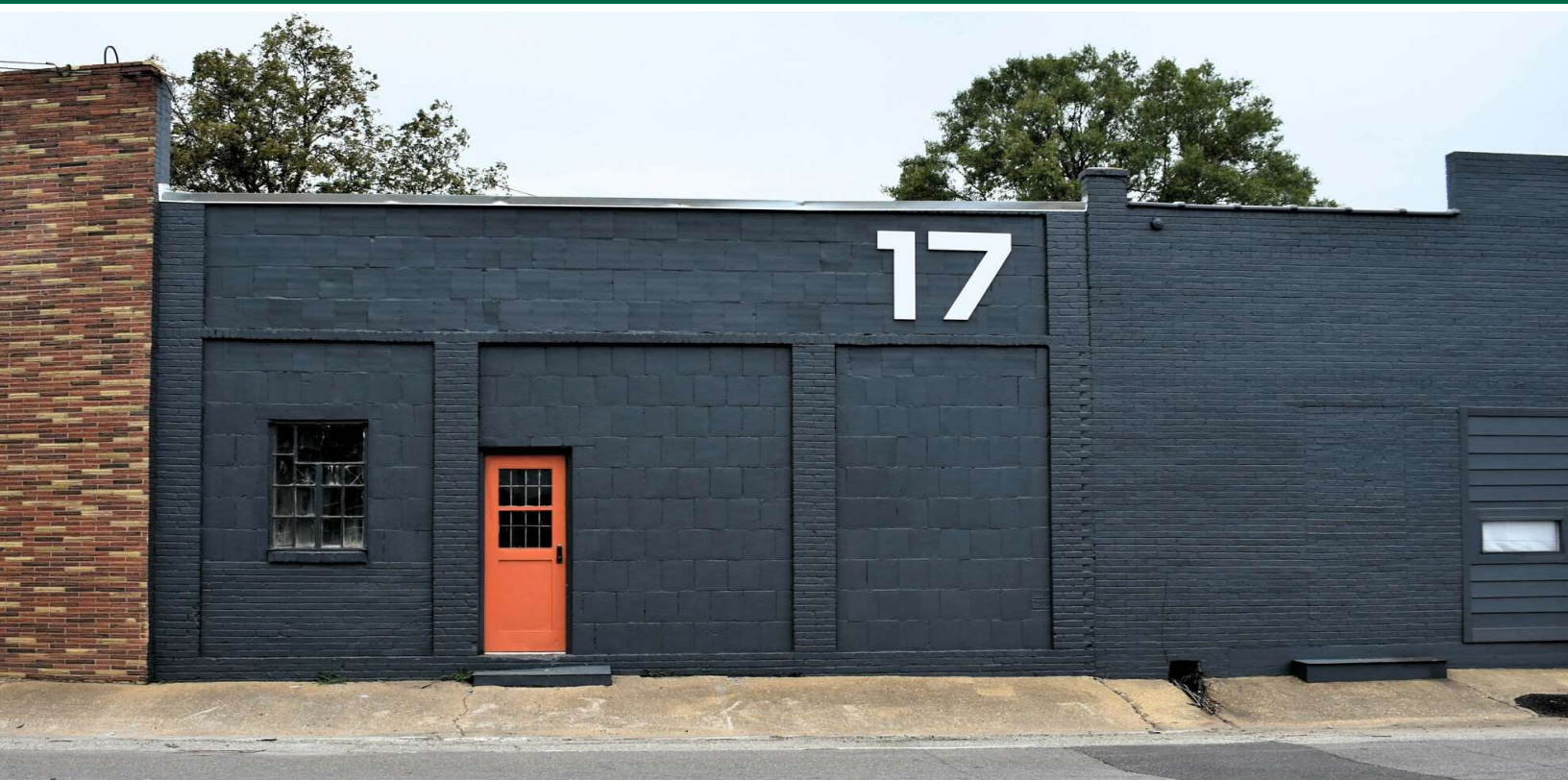


EXECUTIVE SUMMARY | OFFICE BUILDING FOR LEASE
17 E. RAILROAD ST. MONTGOMERY, AL



OFFERING SUMMARY

Lease Rate:	\$925.00 per month
Building Size:	925 SF
Available SF:	925 SF
Lot Size:	0.259 Acres
Renovated:	2024
Zoning:	M-1

PROPERTY OVERVIEW

Discover an exceptional opportunity for your business at 17 E. Railroad St., Montgomery, AL, 36104. This premier property boasts a newly renovated roof featuring architectural shingles and TPO, ensuring long-term durability and performance. Nestled in a convenient downtown location, the property offers the convenience of free on-street parking, making it easily accessible for clients and employees alike. With its strong street presence and outstanding signage opportunities, this property provides an ideal platform to showcase your brand and attract the attention your business deserves. This space is approximately 925 +/- SF, Zoned M-1. This property also features new flooring and paint throughout. The space consists of 3 offices, 1 bathrooms, a large meeting room, and access from E. Railroad Street and N. Perry Street. For more information or to schedule your tour contact Paul Hodges at 334-315-1382.

PROPERTY HIGHLIGHTS

- New roof comprised of architectural shingles and TPO
- Convenient downtown location
- Free on Street Parking
- Strong street presence and signage opportunities

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,091	45,479	104,786
Total Population	1,823	94,986	224,617
Average HH Income	\$37,561	\$49,002	\$58,757

PAUL HODGES
paul.hodges@hodgeswarehouse.com
334.315.1382

THE RIGHT PLACE.
THE RIGHT SPACE.

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.

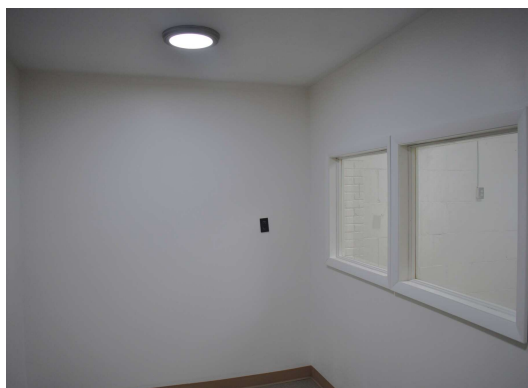
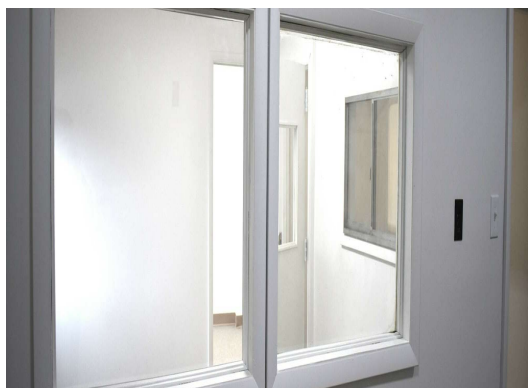
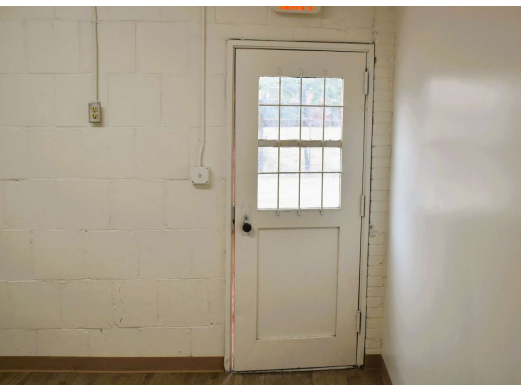
17 E. RAILROAD ST. - 925 SF RENOVATED OFFICE | OFFICE BUILDING FOR LEASE

ADDITIONAL PHOTOS



Hodges

Commercial Real Estate



PAUL HODGES

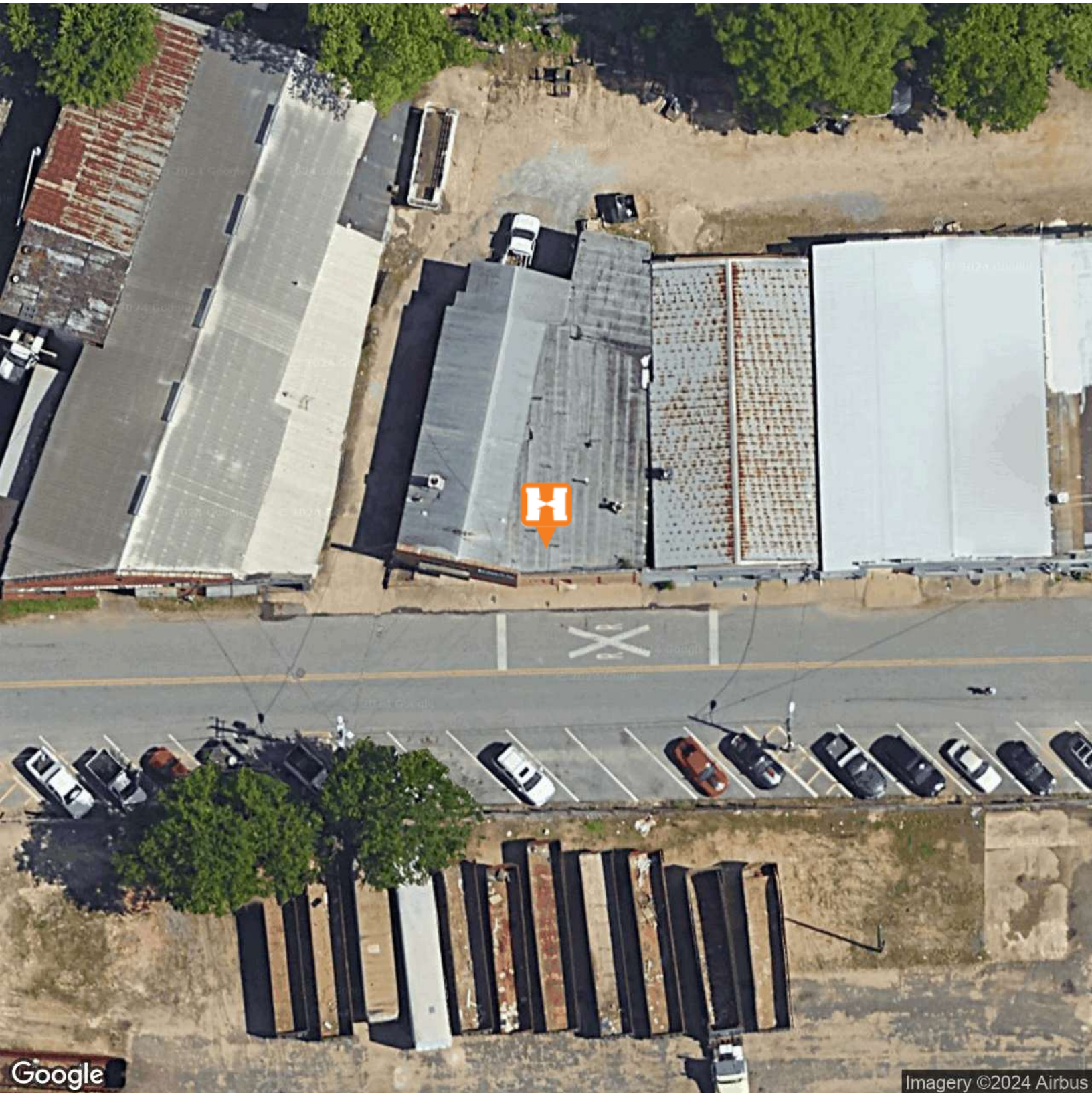
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17 E. RAILROAD ST. | OFFICE BUILDING FOR LEASE
4,236 SF BUILDING WITH 1,000 SF SHOWROOM
AERIAL MAP



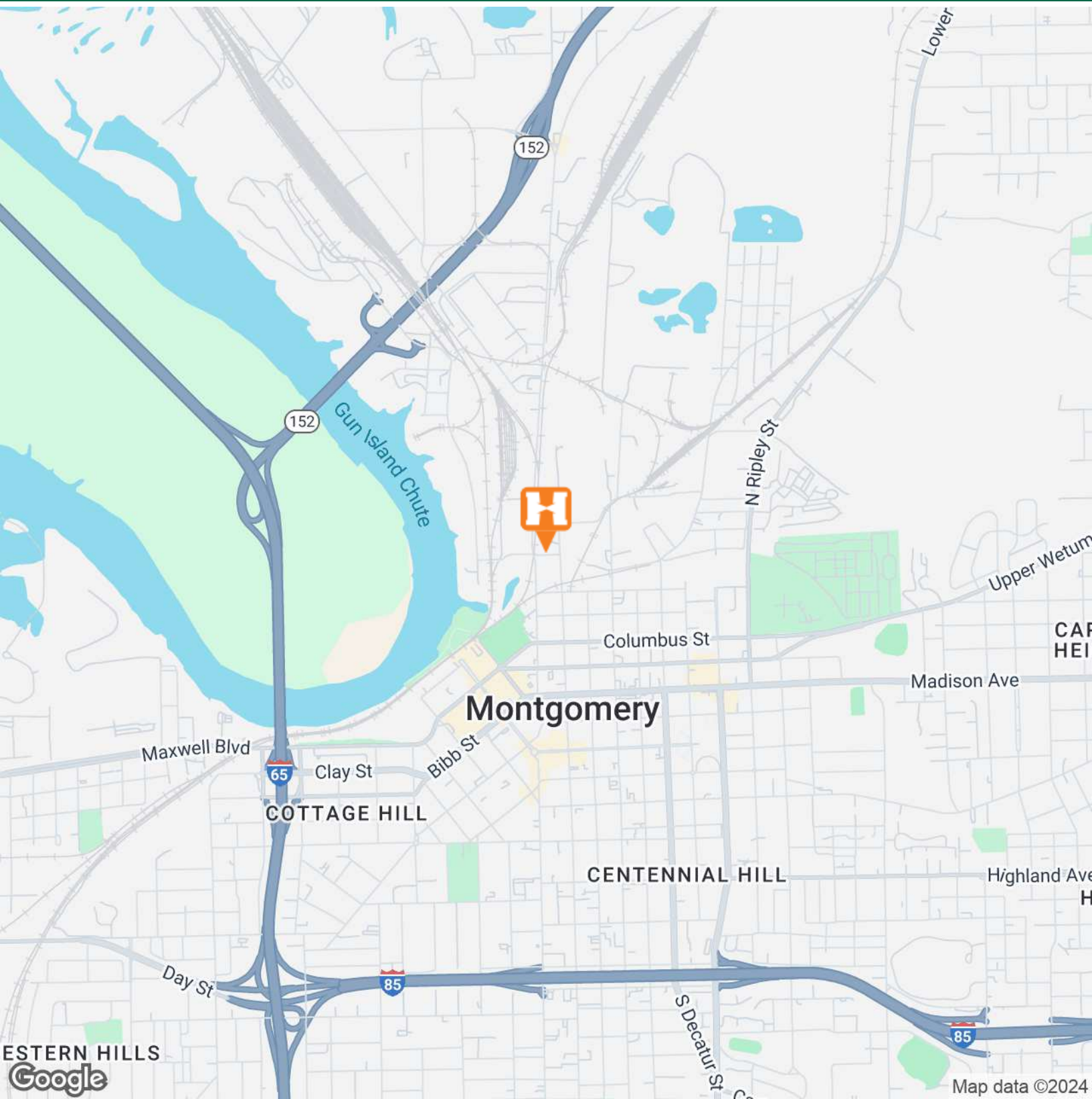
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17 E. RAILROAD ST. | OFFICE BUILDING FOR LEASE
4,236 SF BUILDING WITH 1,000 SF SHOWROOM

LOCATION MAP



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AREA ANALYTICS


Hodges
 Commercial Real Estate

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,113	91,868	235,325
Average Age	41	40	39
Average Age (Male)	40	38	38
Average Age (Female)	44	41	41

HOUSEHOLD & INCOME	1 MILE	5 MILES	10 MILES
Total Households	965	37,195	97,366
Persons per HH	2.2	2.5	2.4
Average HH Income	\$57,021	\$64,284	\$73,762
Average House Value	\$310,840	\$176,245	\$204,334
Per Capita Income	\$25,918	\$25,713	\$30,734

Map and demographics data derived from AlphaMap