

FULLY LEASED INVESTMENT | 6% CAP RATE

1235 Lagoon Business Loop

Montgomery, AL 36117

FOR SALE



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Perry Patino
334-531-0125
ppatino@mcrmpm.com

Gene Cody, CCIM, SIOR
334-386-2441
gcody@mcrmpm.com



PROPERTY OVERVIEW

1235 Lagoon Business Loop is a recently constructed, institutional-quality industrial facility totaling approximately **16,600 square feet** on **1.01 acres** in Montgomery's highly desirable Lagoon Business Park. Completed in **2023**, the property was purpose-built for the Alabama Alcoholic Beverage Control Board as its **Montgomery Wholesale Distribution Center (Store #246)**, providing investors with a modern, low-maintenance asset occupied by an essential state agency.

Designed with functionality and efficiency in mind, the building features modern construction, high-quality finishes, ample parking, and excellent truck accessibility for daily distribution operations. Its well positioned location just off the Eastern Boulevard corridor provides convenient access to Interstate 85, Interstate 65, US Highway 231, and major transportation routes throughout Central Alabama, making it an ideal logistics and distribution location. The property's recent construction significantly reduces near-term capital expenditure risk while providing investors with a durable, institutional-grade facility.



\$2,120,000

LIST PRICE



16,600 SF

BUILDING SF



6% CAP

CAP RATE

Address	1235 LAGOON BUSINESS LOOP, MONTGOMERY, AL 36117
List Price	\$2,120,000
Building Size	± 16,600 SF
Land Size	± 1.01 Acres
Year Built	2023
Cap Rate	6%
NOI	\$127,148
Lease Term	10 Yr initial lease (6 years remaining)



INVESTMENT HIGHLIGHTS

- ±16,600 SF Class A industrial distribution facility
- Completed in 2023 with modern construction and minimal anticipated capital expenditures
- 100% leased to the **Alabama Alcoholic Beverage Control Board (ABC Board)** – 10 Yr initial lease term (6 years remaining)
- Government-backed tenant providing stable, dependable cash flow
- Mission-critical wholesale distribution center serving Central Alabama
- Located on ±1.01 acres within the established Lagoon Business Park
- Excellent truck circulation and convenient access for deliveries
- Immediate access to I-85, I-65, Eastern Boulevard (US-80), and US Highway 231
- Positioned within one of Montgomery's premier industrial and distribution corridors
- Strong long-term investment opportunity with an essential state agency tenant
- **Approximately 8 miles (15 minutes) to Downtown Montgomery**, providing convenient access to the city's central business district, Alabama State Capitol, and major government offices.
- **Approximately 17 miles (23 minutes) to Montgomery Regional Airport (MGM)**



 **PHOTOS**





TENANT PROFILE

FINANCIALS	
LEASE TERM:	10 YR INITIAL LEASE TERM (6 YEARS REMAINING) 09/01/2022 – 08/31/2032
MONTHLY RENT:	\$12,179.17
ANNUAL RENT:	\$146,150.04
LEASE TYPE:	MODIFIED GROSS
RENT ESCALATIONS?	NO

The property is occupied by the **Alabama Alcoholic Beverage Control Board**, the state agency responsible for regulating the distribution and sale of alcoholic beverages throughout Alabama. This facility serves as the agency's **Montgomery Wholesale Distribution Center**, supplying licensed retailers, restaurants, bars, and other authorized businesses across the region. The Montgomery wholesale location officially opened in **February 2024** as part of the ABC Board's statewide modernization initiative to improve distribution efficiency and better serve Central Alabama.

For investors, tenancy by the Alabama ABC Board represents a highly secure occupancy backed by the State of Alabama. Government tenants are widely regarded as some of the most creditworthy occupants in the commercial real estate market due to their operational stability, essential public function, and long-term facility needs. The property's mission-critical use as a wholesale distribution hub further enhances tenant retention, creating an attractive investment opportunity with dependable cash flow and minimal operational risk.



MONTGOMERY, AL

Montgomery, Alabama, the state's capital city, serves as a major economic, governmental, and transportation hub for central Alabama. Home to more than 200,000 residents within the city and over 385,000 residents throughout the Montgomery Metropolitan Statistical Area (MSA), the market benefits from a diverse employment base anchored by state government, healthcare, education, military operations, and advanced manufacturing. Montgomery's strategic location along Interstates 65 and 85 provides convenient access to major Southeastern markets including Atlanta, Birmingham, Mobile, and Nashville.




The city continues to experience significant investment driven by industrial expansion and economic development initiatives. Major employers such as Hyundai Motor Manufacturing Alabama, Maxwell-Gunter Air Force Base, Baptist Health, and the State of Alabama provide long-term employment stability and support consistent consumer demand throughout the region. Recent investments in logistics, aerospace, and technology sectors have further strengthened Montgomery's economic foundation, attracting new businesses and workforce growth to the area.

Montgomery offers investors an attractive combination of favorable real estate fundamentals, competitive operating costs, and strong regional accessibility. The market's central location, expanding infrastructure, and ongoing public and private investment continue to support long-term growth across multiple asset classes. With a business-friendly environment and a growing population base, Montgomery remains well-positioned as one of Alabama's leading investment markets and a key destination for commercial real estate capital throughout the Southeast.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,198	32,515	88,363
Average Age	35	37	37
Average Age (Male)	33	34	35
Average Age (Female)	36	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	887	13,084	37,217
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$58,661	\$74,263	\$76,136
Average House Value	\$104,117	\$151,224	\$170,113

		
±	± 37,217	\$ +74,000
Eastern Blvd	People Within 5 Miles	Average HH Income

RETAIL MAP



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Perry Patino

334-531-0125

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