

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Call for Pricing
Lease Rate:	\$2,000 per month (NNN)
Building Size:	2,000 SF
Available SF:	2,000 SF
Lot Size:	0.51 Acres
Zoning:	M-3

PROPERTY OVERVIEW

Well-located contractor office space available for lease at 180 Hunter Loop Rd. The property consists of approximately 2,000+/- SF of office space, providing a practical setup for small business operations, service companies, or trade professionals. The site includes a dedicated parking area with approximately 10 spaces positioned at the front of the building, offering convenient access for employees and clients. This efficient layout is ideal for contractors or office users needing a combination of administrative space and light storage. For more information or to schedule your tour, contact Ed Fleming at 334-652-2121.

PROPERTY HIGHLIGHTS

- Located in an established Montgomery industrial and service corridor
- Strong access to major city routes for efficient travel to job sites across Central Alabama
- Surrounded by contractor yards, light industrial users, and service-based businesses
- Functional location well-suited for daily contractor operations and field service companies
- Convenient connectivity supporting crews, equipment, and service vehicle movement
- Proximity to Montgomery's core labor pool and supplier network
- Ideal for contractors, construction companies, and small trade-based service operations
- Central, practical location designed for operational efficiency rather than frontage retail exposure

180 HUNTER LOOP RD. - 2,000 SF OFFICE | OFFICE BUILDING FOR SALE & LEASE

ADDITIONAL PHOTOS



Jun 26, 2026 at 11:55:54 AM
180 Hunter Loop Rd
Montgomery AL 36108
United States



Jun 26, 2026 at 11:55:16 AM
180 Hunter Loop Rd
Montgomery AL 36108
United States



Jun 26, 2026 at 11:55:50 AM
180 Hunter Loop Rd
Montgomery AL 36108
United States



Jun 25, 2026 at 1:38:30 PM
180 Hunter Loop Rd
Montgomery AL 36108
United States



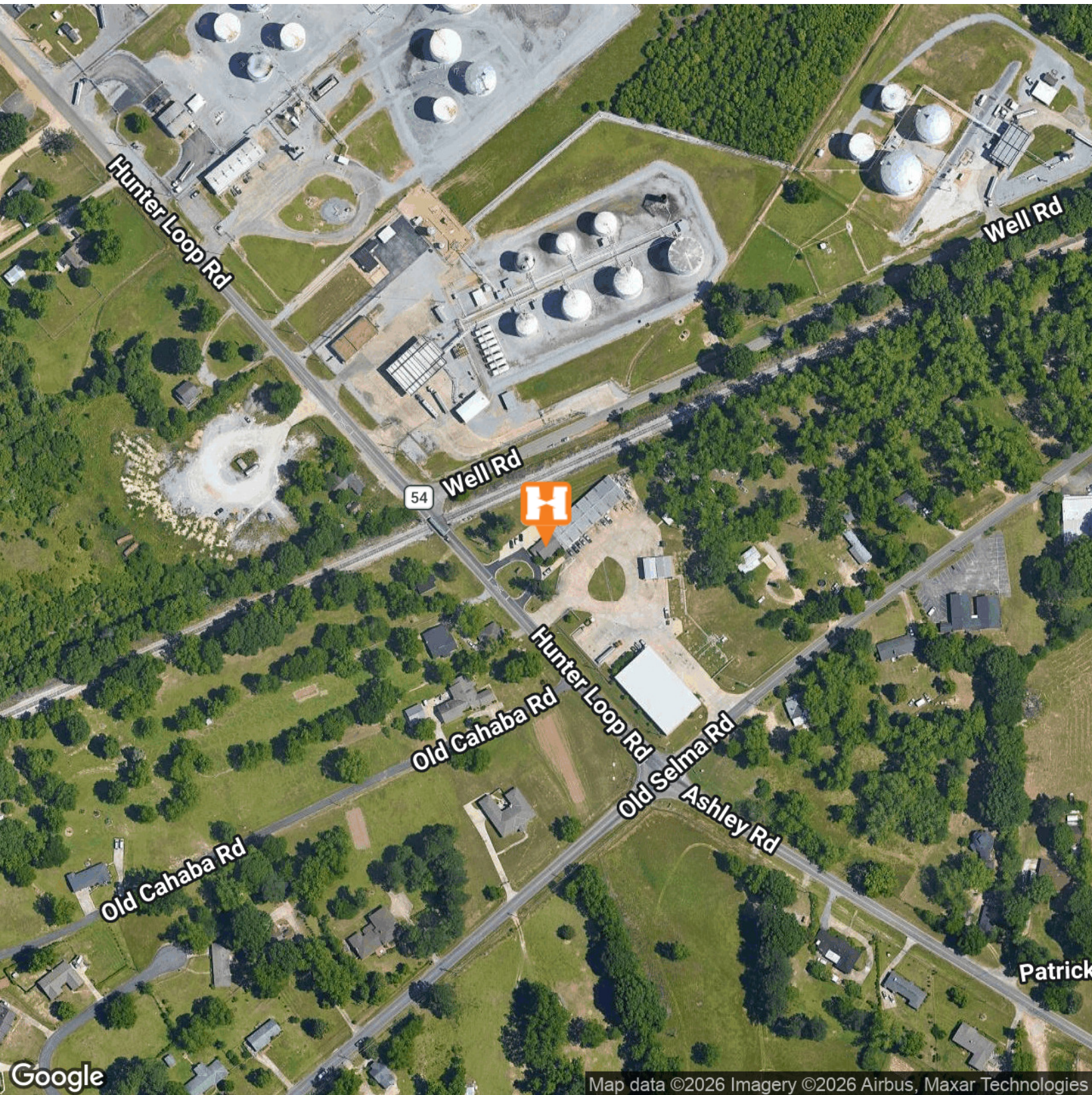
ED FLEMING
defleming7@gmail.com
334.652.2121

**THE RIGHT PLACE.
THE RIGHT SPACE.**

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and the 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. Photos digitally cleaned for clarity (debris/weeds removed); no physical features added or altered.

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AERIAL MAP



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

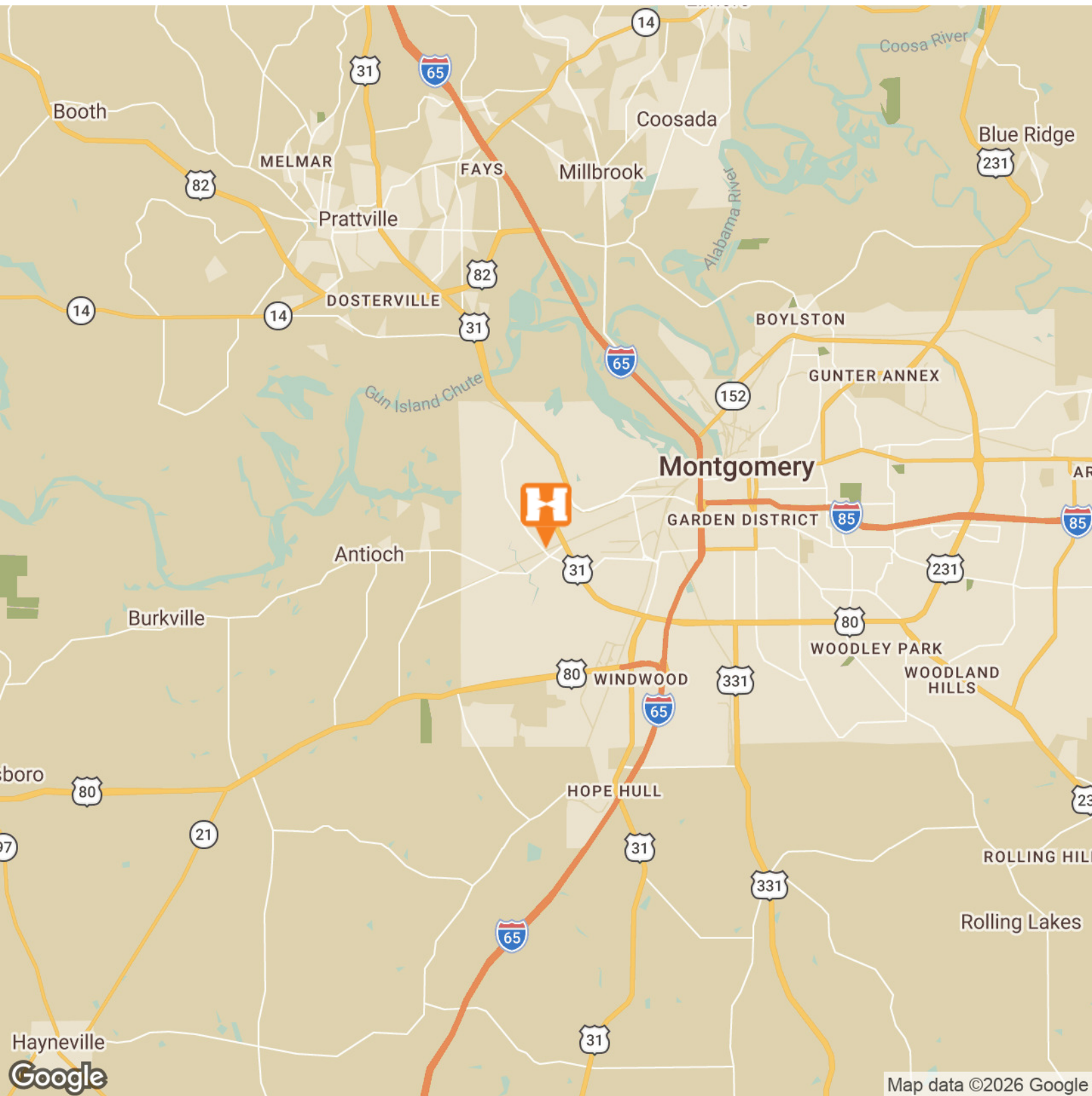
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LOCATION MAP



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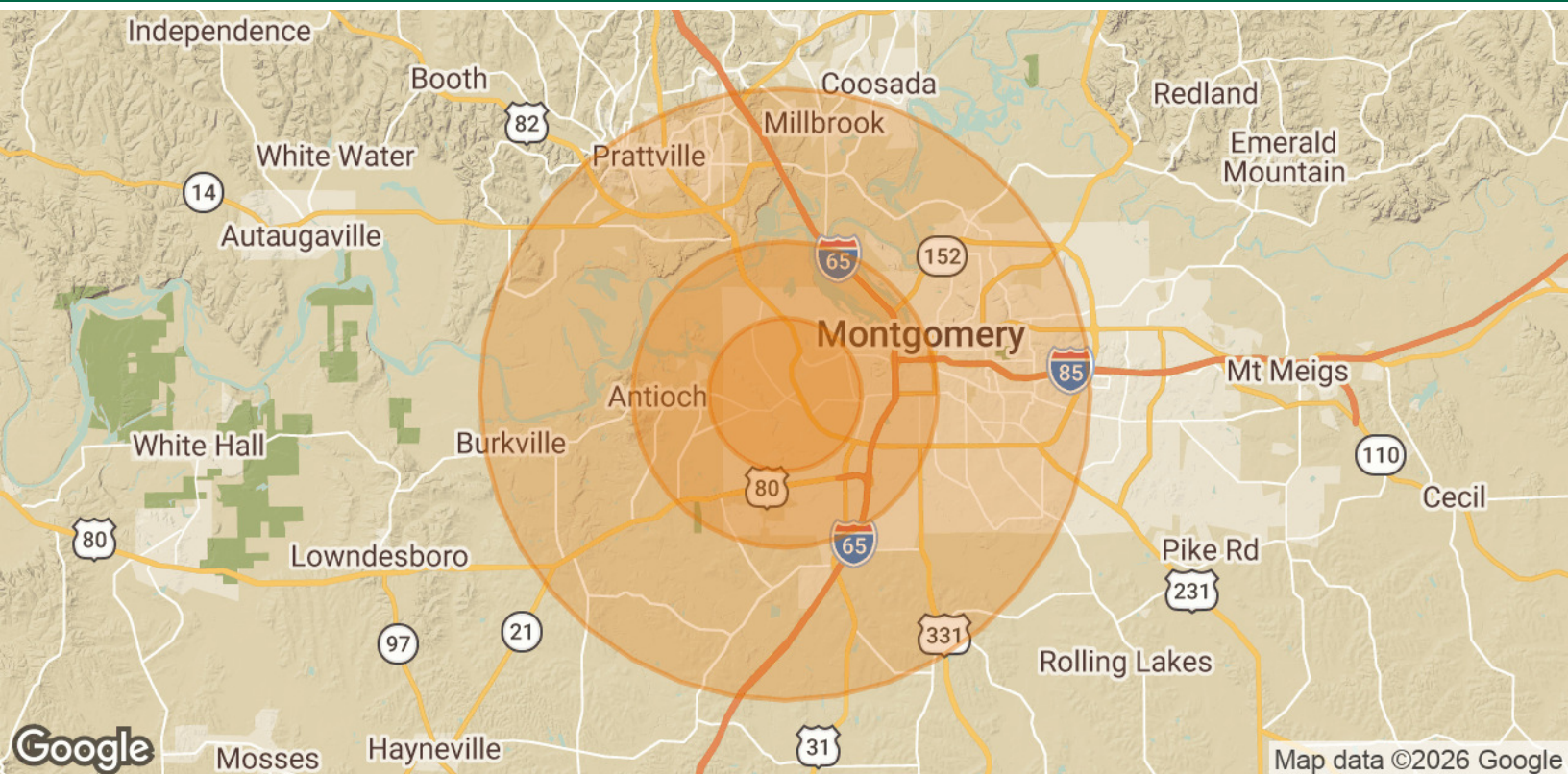
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DEMOGRAPHICS MAP & REPORT



Hodges

Commercial Real Estate



POPULATION

	2.5 MILES	5 MILES	10 MILES
Total Population	3,761	29,599	173,475
Average Age	41.6	40.7	37.4
Average Age (Male)	39.1	39.3	35.6
Average Age (Female)	40.1	41.5	39.6

HOUSEHOLDS & INCOME

	2.5 MILES	5 MILES	10 MILES
Total Households	1,402	12,256	69,440
# of Persons per HH	2.7	2.4	2.5
Average HH Income	\$45,673	\$51,080	\$71,153
Average House Value	\$97,822	\$108,185	\$159,312

2023 American Community Survey (ACS)

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