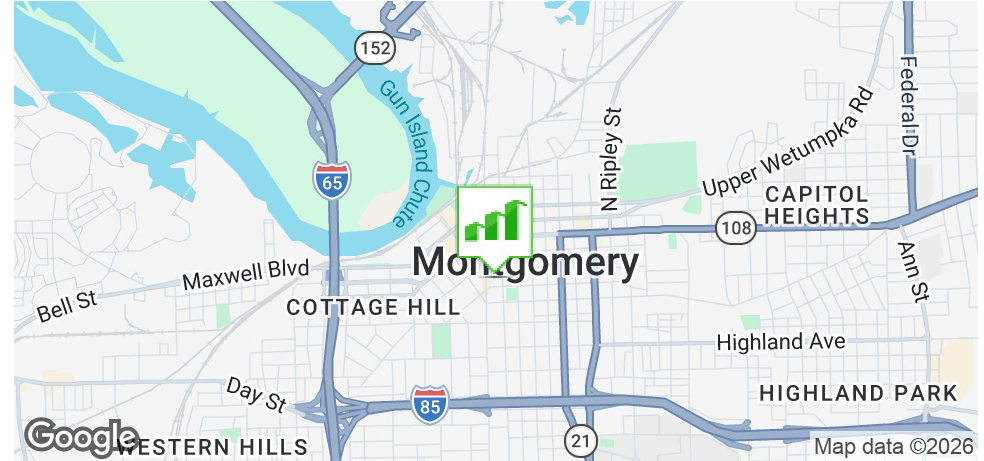


36 DEXTER AVENUE

MONTGOMERY, AL 36104

Executive Summary



OFFERING SUMMARY

Available SF:	1,065 - 14,000 SF
Lease Rate:	\$4 - 18 SF/yr (Negotiable; Negotiable)
Lot Size:	0.35 Acres
Year Built:	1900
Building Size:	41,869
Renovated:	1995
Zoning:	Smart Code - T5
Market:	Downtown

PROPERTY HIGHLIGHTS

- Easy Access, Retail Spaces Located in the Central Business District(CBD)
- Current home of Island Delight at Dexter & 36 Lofts
- Walking distance to the Convention Center & MPAC, EJI, Prime Historical Tourist Destinations, Riverfront Park, hotels, restaurants, retail, offices, and entertainment.
- District 36 Lofts Directly above retail spaces
- 600+ Residential Units existing and more in development, 893 Hotel Rooms in Downtown, 2 New Boutique Hotels in Development
- 35,826± Employees in Downtown Montgomery
- 4,000± Students enrolled at Troy University Montgomery within 4 Blocks
- 1.5± Miles from I-85/I-65 Interchange
- 2.0± Miles from Maxwell Air Force Base: Serving 25,000 Active Duty, Guard, Reserves, Contractors, and Retirees. The Air Force University is attended by over 20,000 annually.

GENE CODY, CCIM, SIOR

334.386.2441
gcody@mcrrmpm.com

MOORE COMPANY REALTY

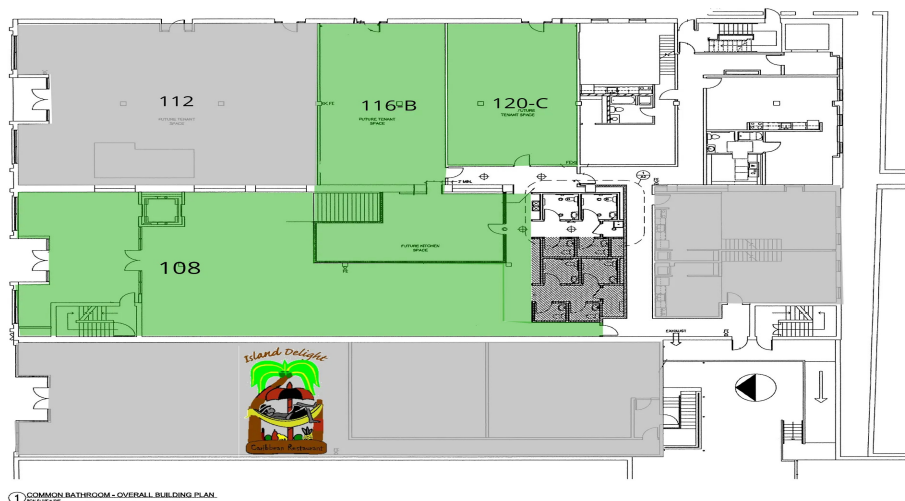
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36 DEXTER AVENUE

MONTGOMERY, AL 36104

Available Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
36 Dexter Ave. - Suite 116-B	Available	1,709 SF	Negotiable	\$12.00 - 18.00 SF/yr	Retail Space
36 Dexter Ave. - Suite 120-C	Available	1,065 SF	Negotiable	\$12.00 - 18.00 SF/yr	Retail Space
36 Dexter Ave.-Suite 108	Available	2,350 SF	Negotiable	Negotiable	Retail Space

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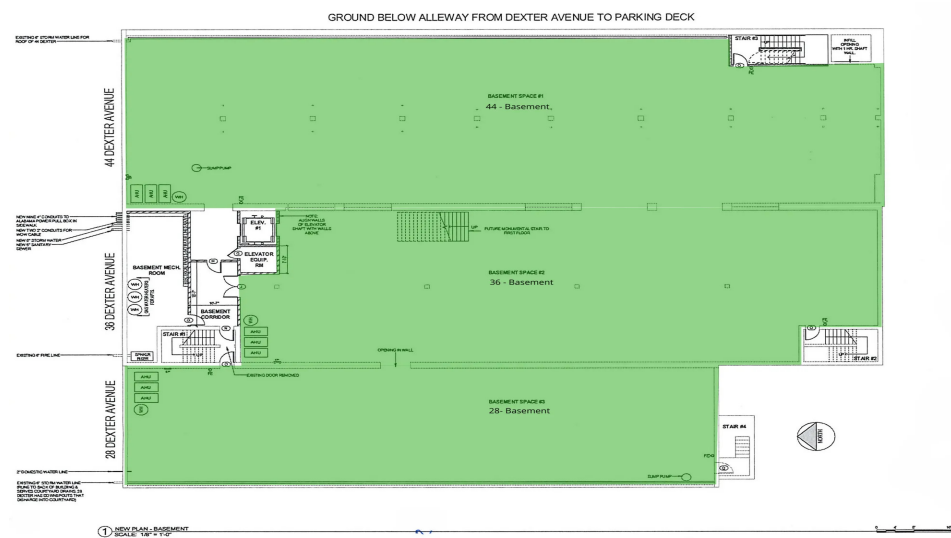
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MONTGOMERY, AL 36104

Available Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
36 Dexter Ave. - Basement Suite 44	Available	7,300 - 14,000 SF	Negotiable	\$4.00 SF/yr	Basement Can be subdivided
36 Dexter Ave. - Basement Suite 36	Available	5,475 - 14,000 SF	Negotiable	\$4.00 SF/yr	Basement Can be subdivided
36 Dexter Ave. - Basement Suite 26	Available	4,125 - 14,000 SF	Negotiable	\$4.00 SF/yr	Basement Can be subdivided

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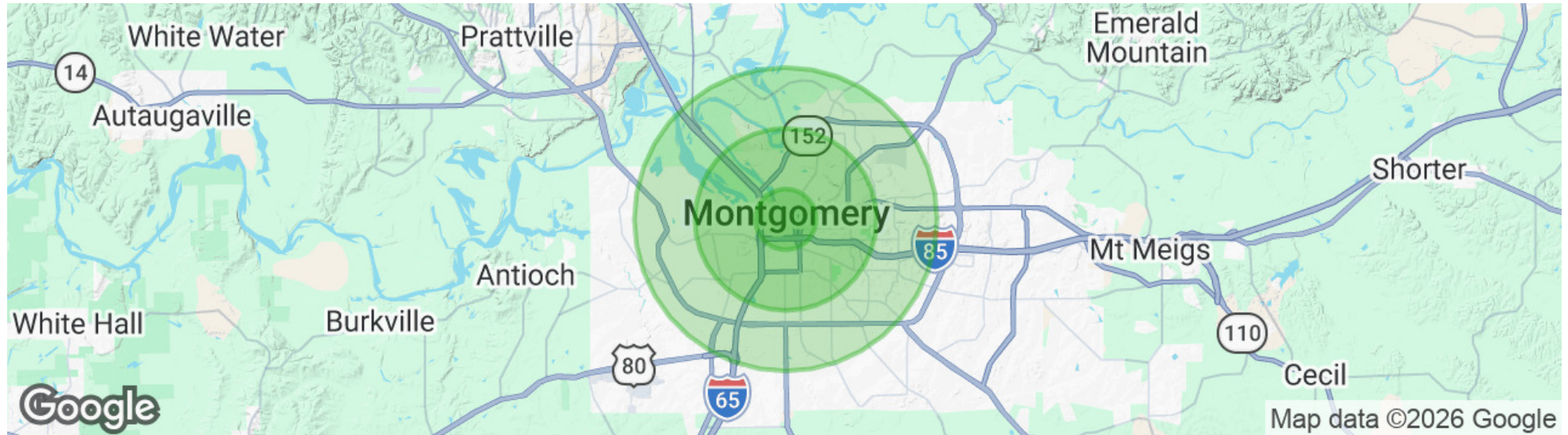
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36 DEXTER AVENUE

MONTGOMERY, AL 36104

Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,982	51,768	107,934
Average age	35.1	33.8	35.2
Average age (Male)	33.4	32.1	32.5
Average age (Female)	35.4	36.1	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,805	19,667	41,508
# of persons per HH	3.0	2.7	2.7
Average HH income	\$34,434	\$56,665	\$62,521
Average house value	\$40,237	\$116,098	\$149,973

* Demographic data derived from 2020 ACS - US Census

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36 DEXTER AVENUE

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Retail Map



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