LACUION CENTER

MONTGOMERY, ALABAMA

OFFICE SPACE FOR LEASE



PHASE 2: OFFICE SPACE FOR LEASE

- Proposed Phase II 60,000/SF
- On-Site Management and Engineering
- Class "A" Building
- Full Service rental rate
- Free parking available next to building
- Easy access to I-85, Taylor Road and adjacent to The Shoppes at Eastchase



DEMOGRAPHICS:

POPULATION

1 mile 5,047 3 miles 39,342 5 miles 90,159

AVERAGE HOUSEHOLD INCOME

1 mile \$142,246 3 miles \$97,230 5 miles \$80,619

TRAFFIC COUNTS

approx **79,000+** cars/day within 3 miles

DAYTIME BUSINESS POPULATION

1 mile 3,712 3 miles 24,563 5 miles 52,622







The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

Tanner Sumners tsumners@harbertrealty.com 205.458.8103 2 North Twentieth Street Suite 1700 Birmingham, AL 35203 HarbertRealty.com 205.323.2020