



John Hall & Company
Commercial / Investment Property / Land
www.JohnHallCo.com

FOR LEASE



ADDRESS: 3490 Wetumpka Highway, Montgomery, AL 36110

LEASE RATE: \$11,050 per month; \$132,600 per year. Owner will sell the property.

BUILDING SIZE: 20,400 square feet

LOT SIZE: 2.24 acres + additional small parcel

ZONING: B-3- Highway Commercial

This company, or any of its agents, will not be held responsible for any false or misleading information. Information is collected by agents from sources that agent deems reliable. Agent has used his best efforts and good faith to obtain reliable information.



CHARACTERISTICS: This 20,400 SF building is in excellent condition. Built in 1997, it consists of 10,000 SF showroom and 10,400 SF warehouse. The entire building has central heat and air conditioning. The ceilings are 15 feet high in the warehouse and 12 feet high in the showroom. It has a kitchen area, 2 offices and 2 restrooms. There are 2 loading docks and an overhead door in the warehouse. It was originally built by Granville Home Furnishings. The building is highly visible on Wetumpka Highway (US Highway 231) with an average daily traffic count of 31,848. This building could be used for retail sales, auto repair shop, auto sales, climate control self-storage, a church, etc. It has approximately 50 parking spaces and an extra lot for additional parking. The owner will consider leasing the building.

DEMOGRAPHICS:

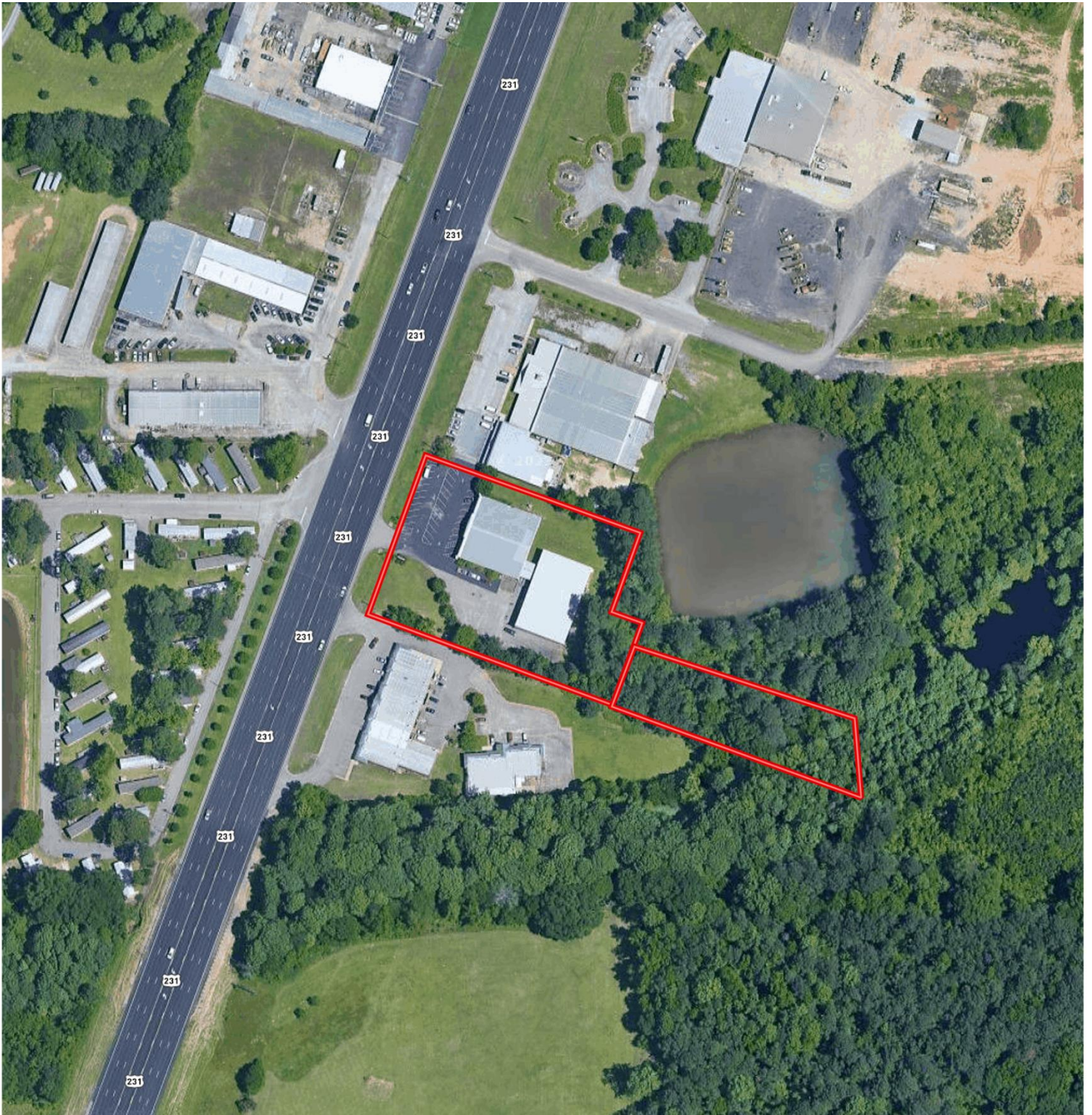
	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population 2022	504	4524	46,470
Average Age	43	37	38
Average HH Income	\$37,146	\$72,118	\$68,911

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