

# 1105 KERSHAW STREET

1105 KERSHAW ST, MONTGOMERY, AL 36108

## Executive Summary



### OFFERING SUMMARY

**Sale Price:** \$595,000

**Lot Size:** 3.8 Acres

**Building Size:** 18,771

**Zoning:** M-3

**Price / SF:** \$31.70

### PROPERTY HIGHLIGHTS

- Flex Space Warehouse w/ Fenced Yard & Lots of property in the rear for expansion.
- Showroom, Office Space w/ Restrooms & Kitchen
- Onsite parking for employees & customers
- Ceiling Height: 18'± Eaves; 23'± Center Height
- 2 Drive-in Docks & 4 Dock High Docks
- Current Power: 3 Phase, 120v/208v
- 2.8± Miles from I-65
- 3.4± Miles from I-85

### DEMOGRAPHICS

|                   | 1 MILE   | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 1031     | 23811    | 81644    |
| Total Population  | 2735     | 64992    | 212593   |
| Average HH Income | \$26,453 | \$39,955 | \$53,836 |

### JON MASTERS, CCIM

334.387.2724  
Jmasters@mcrmpm.com

### MOORE COMPANY REALTY

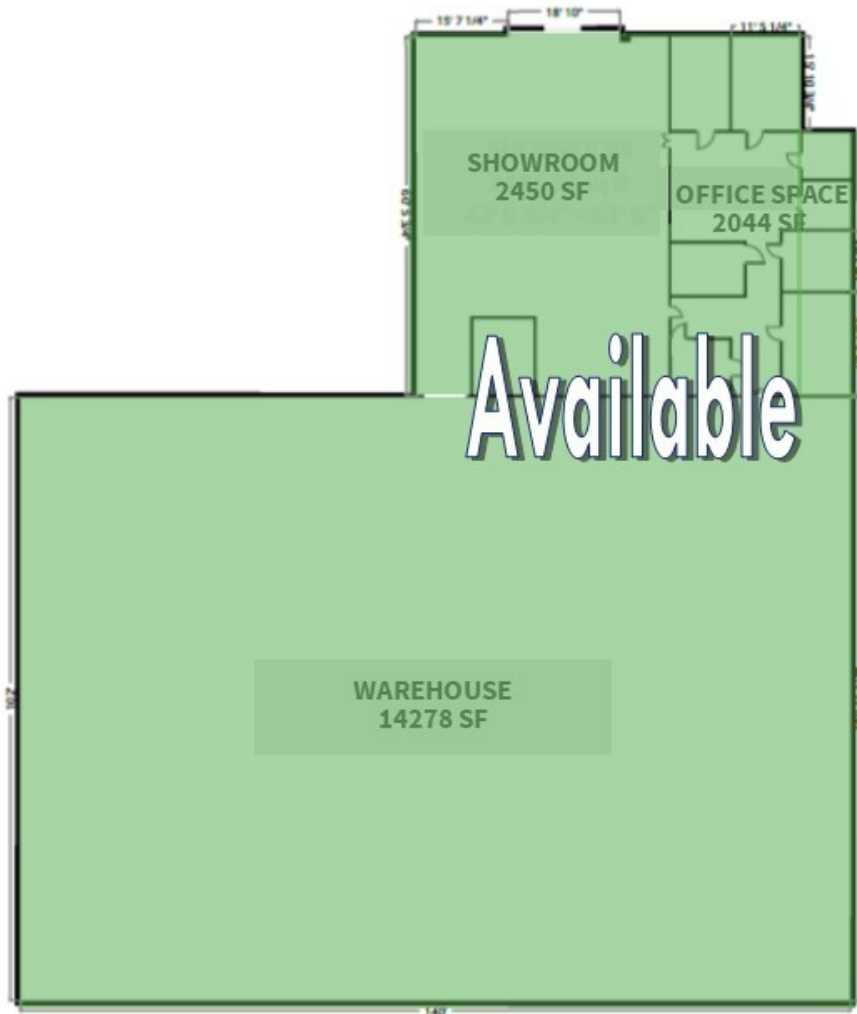
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**Additional Photos**



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Retail Map



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