

**LEASE RATE:**  
**\$13.00 PSF**

**LAND SIZE:** .45± ACRES

**BUILDING SIZE:** 5,358±SF

**AVAILABLE SPACE:** SUITE 7007 - 1,305±SF

**ZONING:** O-1: OFFICE DISTRICT

**PARKING:** ON-SITE

**LOCATION:**

- 0.4 MILE FROM VAUGHN RD.
- 0.7 MILE FROM TAYLOR RD.
- RESEPTION AREA
- TRAFFIC COUNTS OF 28,450 ± AADT
- OWNER PAYS WATER, HVAC MAINTANACE & REPAIRS
- LEASE TERMS 36 MONTHS

Demographics	1 Mile	3 Mile	5 Miles
Average Population	7,839	39,853	97,949
Average Household #	3,530	17,269	40,550
Average HH Income	\$120,033	\$95,155	\$77,171



**7003-7007 Fulton Ct.**  
**Montgomery, AL**

**Jon Masters**

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**COMMERCIAL REAL ESTATE EXPERTS**

312 Catoma Street, Suite 200  
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[www.moorecompanyrealty.com](http://www.moorecompanyrealty.com)





- verizon
- KOHL'S
- STARBUCK'S COFFEE
- Panera
- GameStop
- Ross DRESS FOR LESS
- Ruby Tuesday
- Hampton Inn
- DSW
- Chick-fil-A
- BAM! BOOKS-A-MILLION
- WORLD MARKET
- at&t

- USAmeriBank
- Hardee's
- McDonald's
- STERLING BANK
- DUNKIN' DONUTS
- Waffle House
- mellow MUSHROOM
- AMC THEATRES
- Walmart Neighborhood Market

- Publix
- Winn-Dixie
- WELLS FARGO
- Jim Marsey's CLEANERS • TUXEDOS
- Curly's Chicken Salad
- Zaxby's
- STARBUCK'S COFFEE
- Walgreens
- Momma Goldberg's Deli
- Applebee's
- UPS The UPS Store
- RITE AID

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