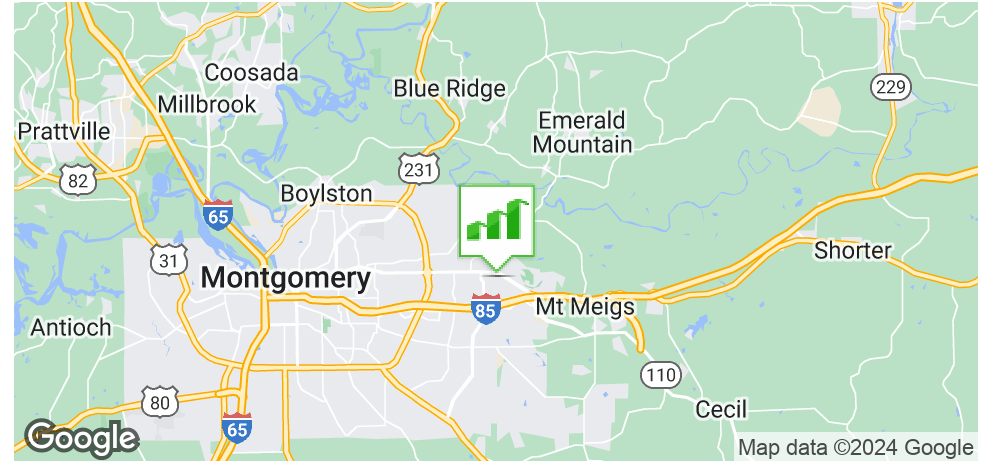


SOMERSET SHOPPES

7730 ATLANTA HIGHWAY, MONTGOMERY, AL 36117

Executive Summary



OFFERING SUMMARY

Available SF:

Lease Rate: \$14.00 SF/yr (NNN)

Lot Size: 7.58 Acres

Year Built: 2003

Building Size: 27,250

Zoning: PUD

Market: East Montgomery

PROPERTY HIGHLIGHTS

- Highly Visible Shopping Center with an End-Cap Space Available
- 24,460± Atlanta Hwy. Traffic Count ADDT
- Surrounded by strong Residential Neighborhoods: Arrowhead, Barrington Place & Somerset
- Within a mile of Baptists East Medical Center and Auburn University at Montgomery
- High growing corridor; and is easily accessible to the Interstate system and major thoroughfares in & out of Montgomery
- 0.7± miles from Taylor Rd.
- 2.0± miles from I-85
- 5.5± miles from Pike Road Town Center



GENE CODY, CCIM

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gcody@mcrmpm.com

PERRY PATIÑO

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ppatino@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma St #200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com



7730 ATLANTA HIGHWAY, MONTGOMERY, AL 36117



LEGEND

Leased

AVAILABLE SPACES

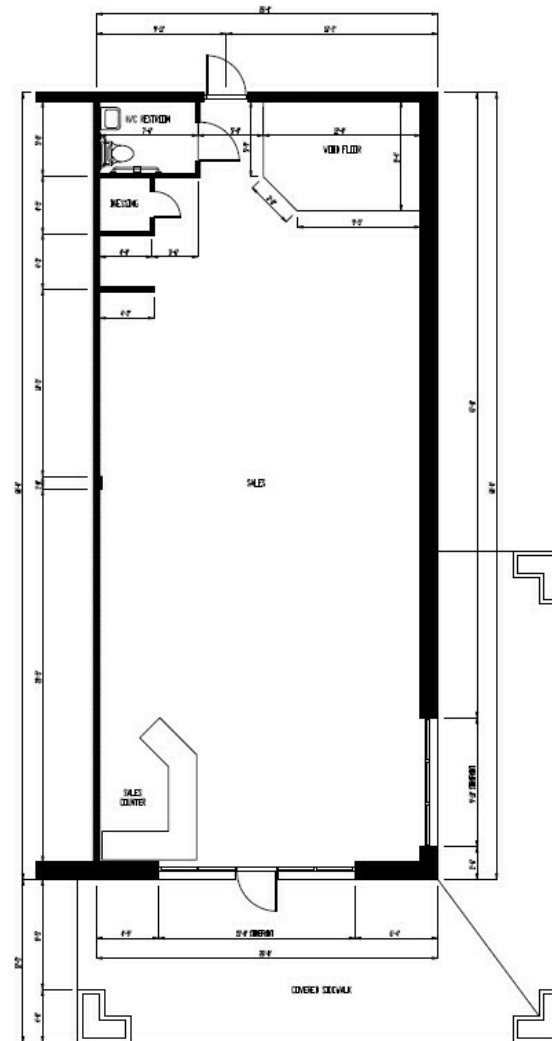
SUITE	TENANT	SIZE	TYPE	RATE
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7730 HALCYON SUMMIT PLAN

SCALE: 1/4" = 1'-0"
SQUARE FOOTAGE: 1,565 SF

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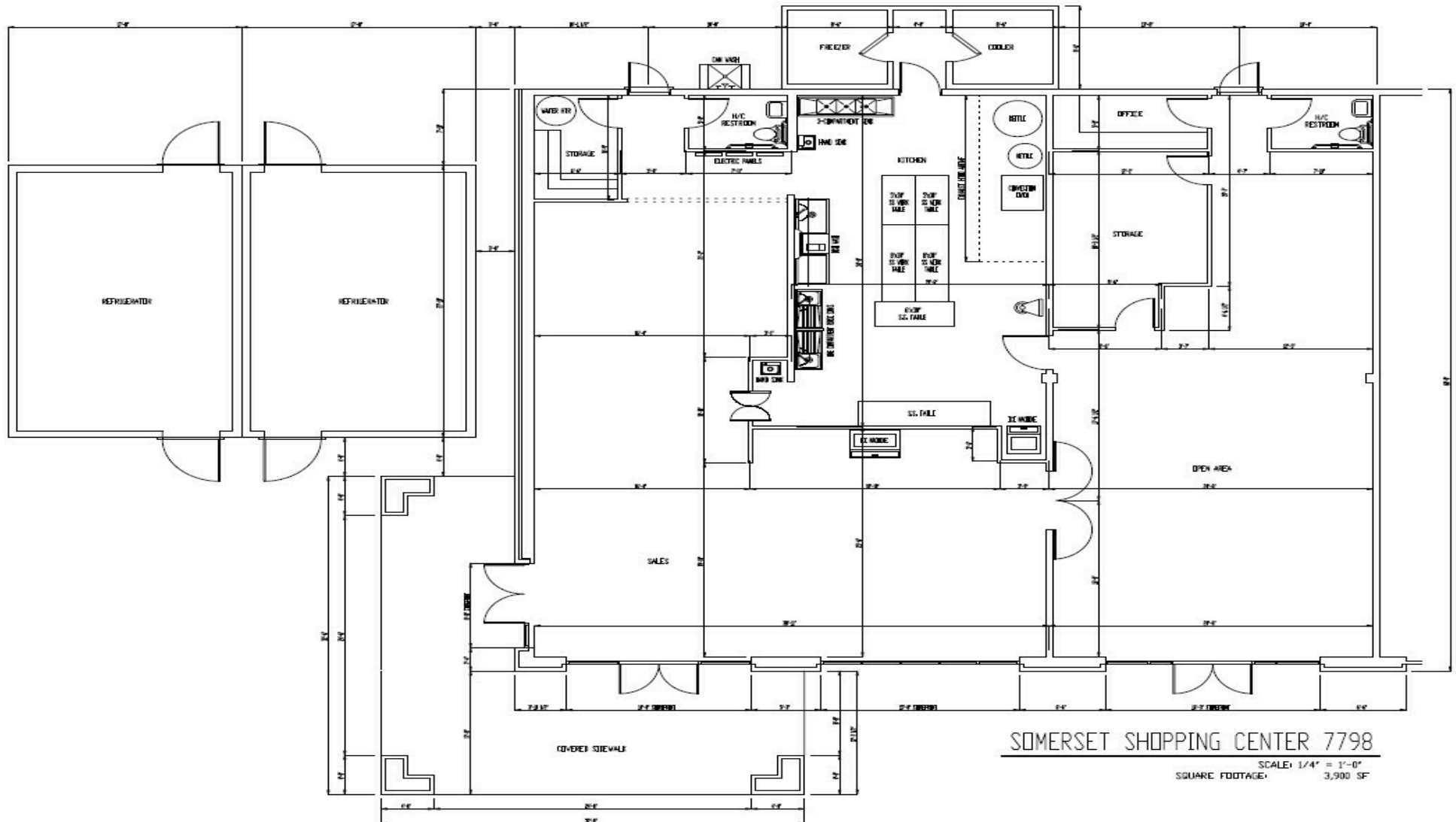
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DEMOGRAPHIC SUMMARY

7730 Atlanta Hwy, Montgomery, Alabama, 36117

Ring of 5 miles

KEY FACTS

83,551

Population



35,612

Households

38.5

Median Age

\$54,131

Median Disposable Income

EDUCATION

5%

No High School Diploma



22%

High School Graduate



28%

Some College



45%

Bachelor's/Grad/Prof Degree

INCOME



\$67,296

Median Household Income



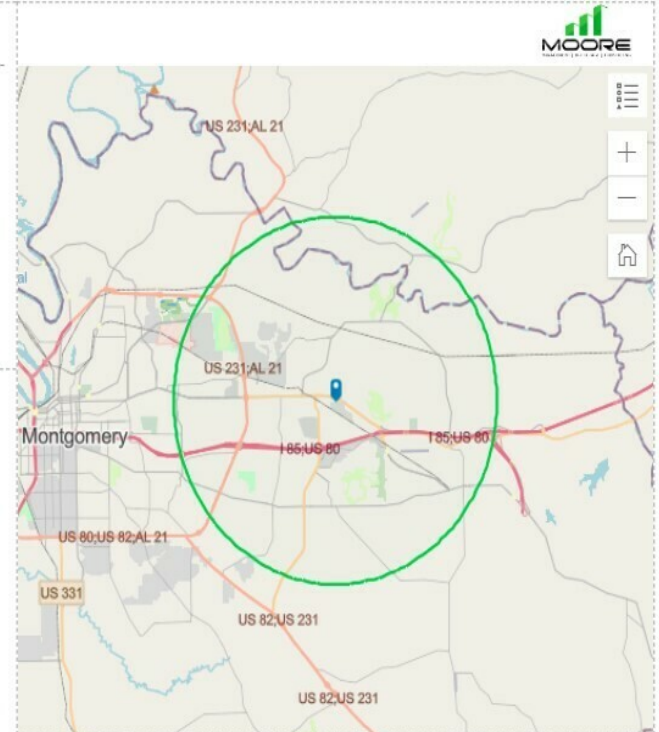
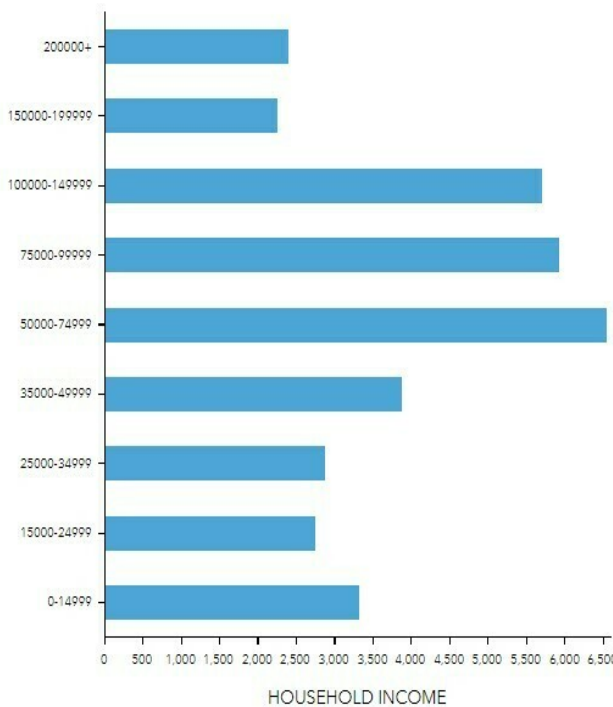
\$40,167

Per Capita Income



\$137,789

Median Net Worth



EMPLOYMENT



71%

White Collar



18%

Blue Collar



13%

Services

2.9%

Unemployment Rate

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Retail Map



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