

555 EASTERN BLVD

MONTGOMERY, AL 36117

# Executive Summary



## OFFERING SUMMARY

Sale Price: \$3,400,000

Lot Size: 10.4 Acres

Year Built: 1985

Building Size: 59,061

Zoning: INST

Price / SF: \$57.57

## PROPERTY HIGHLIGHTS

- 4 Buildings with ample parking and great access, located in a strong retail corridor
- Traffic Counts on Eastern Blvd. of 57,356± AADT
- Surrounded by multiple established apartments (Turtle Place, The Mark, Eastdale Apartments)
- Car Dealerships (Capital Chevrolet, Audi, BMW, Rineheart Toyota)
- Retail within a 1-mile radius: Sam's Club, Big Lots, Eastdale Mall with National tenants JC Penny, At Home, Belk's, Dillard's, Chuck E Cheese's, Lens Crafters.
- Easy Access to the Eastern Blvd. & Atlanta Highway
- 0.6± miles from I-85, 1.7± miles from I-65
- 9.1± miles from Maxwell Airforce Base Annex, Maxwell Air Force Base: Serving 25,000 Active Duty, Guard, Reserves, Contractors, and Retirees. The Air Force University is attended by 20,000 annually.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3294	23278	51982
Total Population	7470	53476	124687
Average HH Income	\$66,153	\$68,751	\$69,556

GENE CODY, CCIM

334.386.2441  
gcody@mcrmpm.com

MOORE COMPANY REALTY

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



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Lease Spaces



## AVAILABLE SPACES

SUITE	SIZE (SF)
■ Bldg 1	26,040 SF
■ Bldg 2	11,400 SF
■ Bldg 3	16,800 SF
■ Bldg 4	4,821 SF
■ Bldg 5 **Not Included in Brochure But is Available	20,800 SF

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Additional Photos



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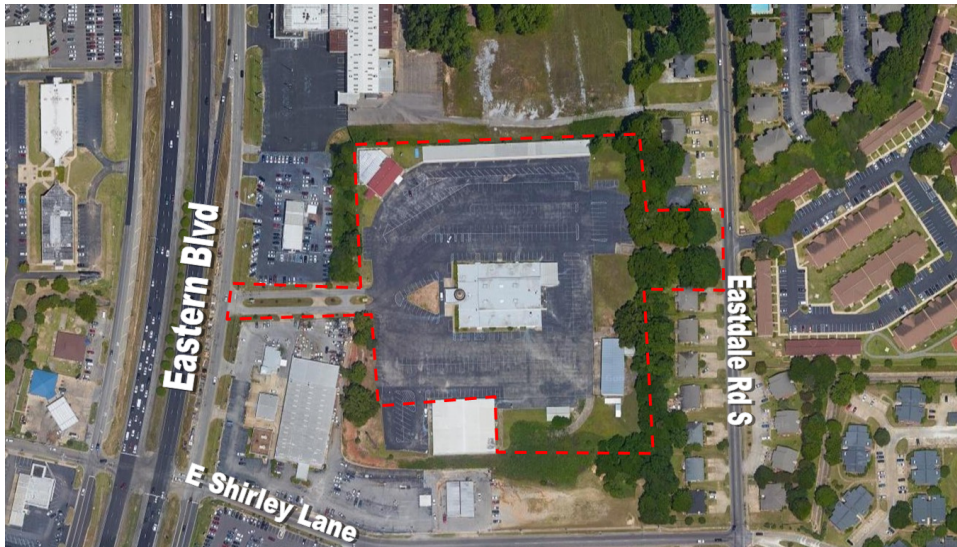
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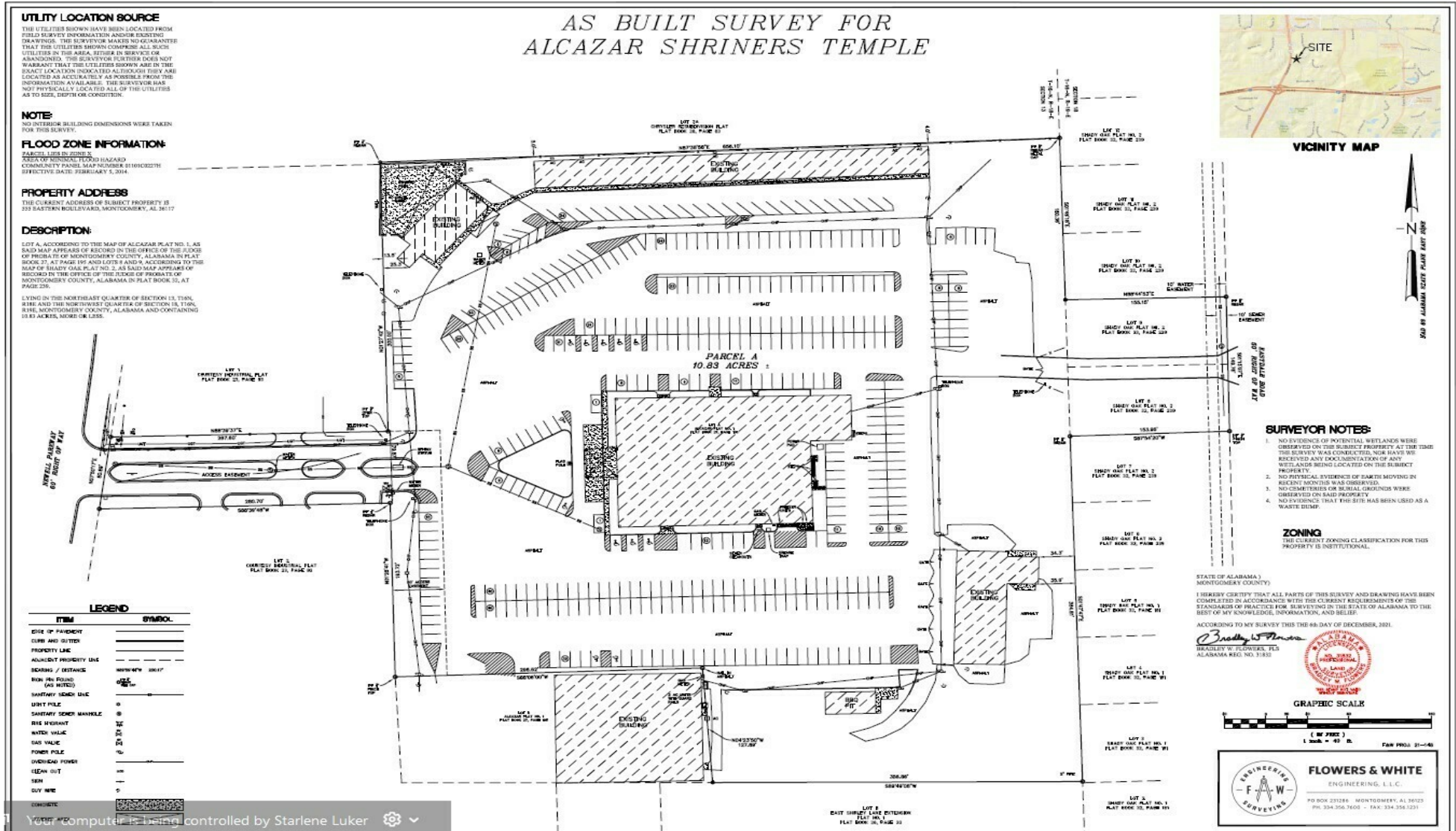
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# AS BUILT



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Retail Map



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