



OFFERING SUMMARY

Sale Price: Contact Agent

Lot Size: 1.63 Acres

Year Built: 1979

Building Size: 7,052

Zoning: B-4

PROPERTY HIGHLIGHTS

- ±7,052 SF Retail Building- with ample parking and great access- Located in a strong retail corridor
- Directly on Atlanta Highway with traffic counts of ±33,650 AADT
- Adjacent to the Eastern Blvd with traffic counts of ±41,380 AADT
- Located in same lot as: Big Lots, Renfroes, Dollar General, Krispy Kreme, Captain D's & More
- Across from Faulkner University: Houses Jones School of Law. The large campus provides space for students, sports, & guest events, with 3,5740± students, enrolled and 297± staff employed
- Surrounded by established neighborhoods: Carol Villa, Eastmont, Belle Hurst, Johnstown East
- Retail within a 1-mile radius: Sam's Club, Big Lots, JCPenny, At Home, Belk's, Dillard's, Chuck E Cheese's, LensCrafters
- ±1.3 miles from I-85

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	3561	59591	99977
Total Population	8173	126283	217673
Average HH Income	\$58,252	\$64,982	\$62,364

STEVE HUGHES, CCIM

334.386.2437
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MOORE COMPANY REALTY

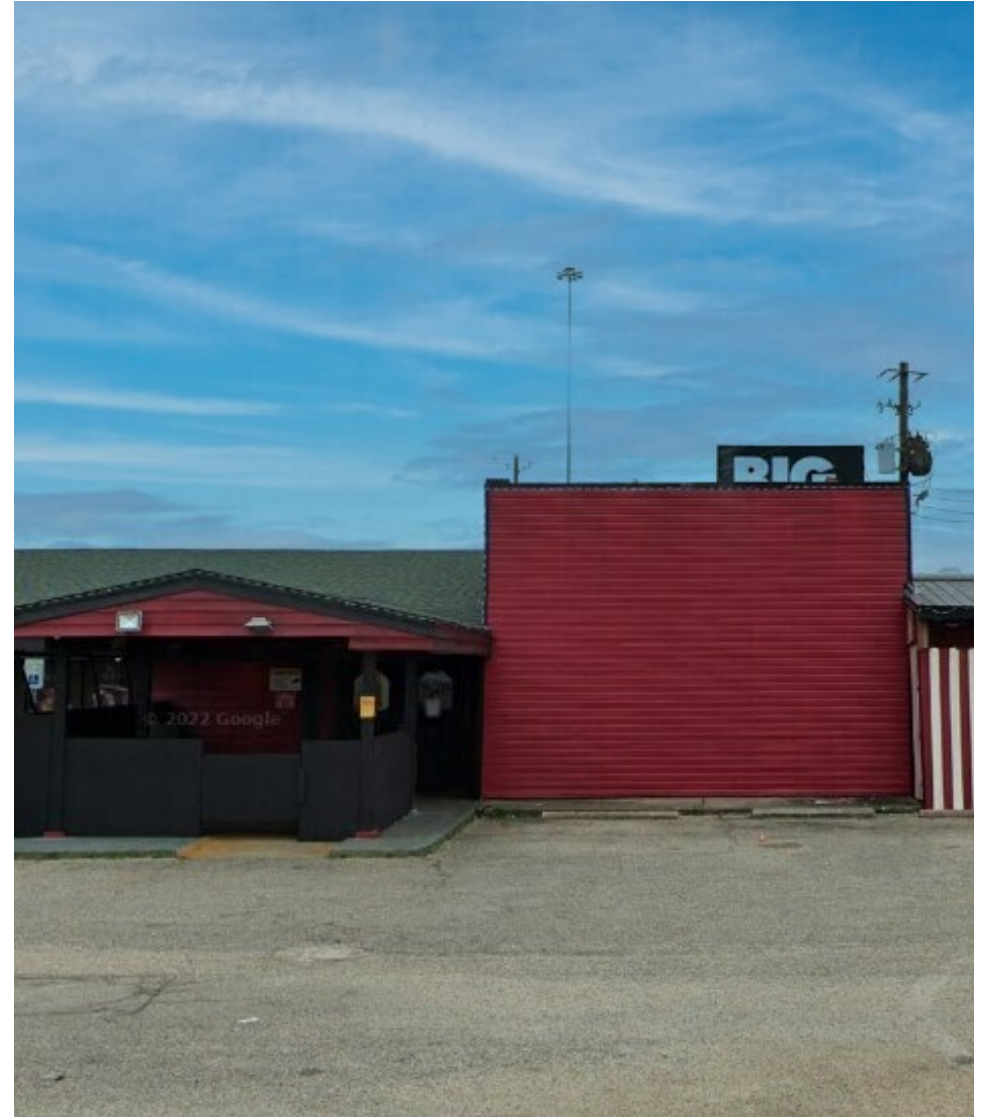
312 Catoma St #200, Montgomery, AL 36104
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5480 ATLANTA HWY

MONTGOMERY, AL 36109

Aerial



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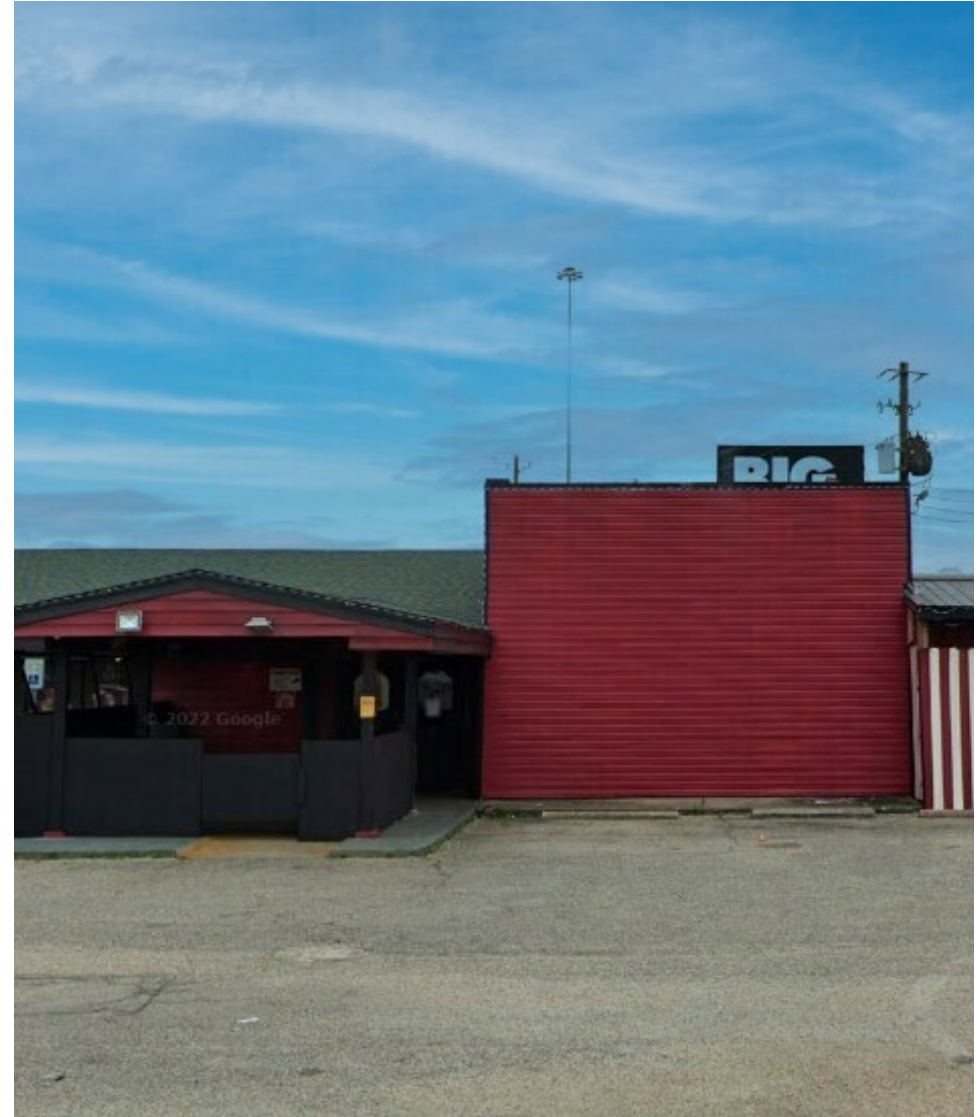
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Retail Map



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