

PLAZA EAST SHOPPING CENTER

5440 ATLANTA HWY, MONTGOMERY, AL 36109

Executive Summary



OFFERING SUMMARY

Available SF: 3,000 - 4,000 SF

Lease Rate: \$9.00 SF/yr (NNN)

Lot Size: 8.87 Acres

Year Built: 1977

Building Size: 73,460

Zoning: B-3: Highway
Commercial

PROPERTY HIGHLIGHTS

- Highly visible retail strip center in a traditional major corridor. Excellent for service-based or specialty business
- Major thoroughfare, lighted entrance, and exit
- Major Area Retailers: Big Lots, At Home, JCPenny, Dirt Cheap
- On-site Parking for Employees and Customers
- Surrounded by established neighborhoods: Carol Villa, Eastmont, Bellehurst, Johnstown East
- Traffic counts of 34,330±AADT on Atlanta Hwy & 41,380± on Eastern Blvd.
- 0.2± Miles to 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
- 0.5± Miles from I-85
- 2.5± Miles to Auburn University at Montgomery with 5,211± Students

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3039	23041	51886
Total Population	7104	52823	125571
Average HH Income	\$64,679	\$64,751	\$66,924

JON MASTERS, CCIM

334.387.2724
Jmasters@mcrmpm.com

MOORE COMPANY REALTY

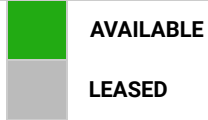
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Available Spaces

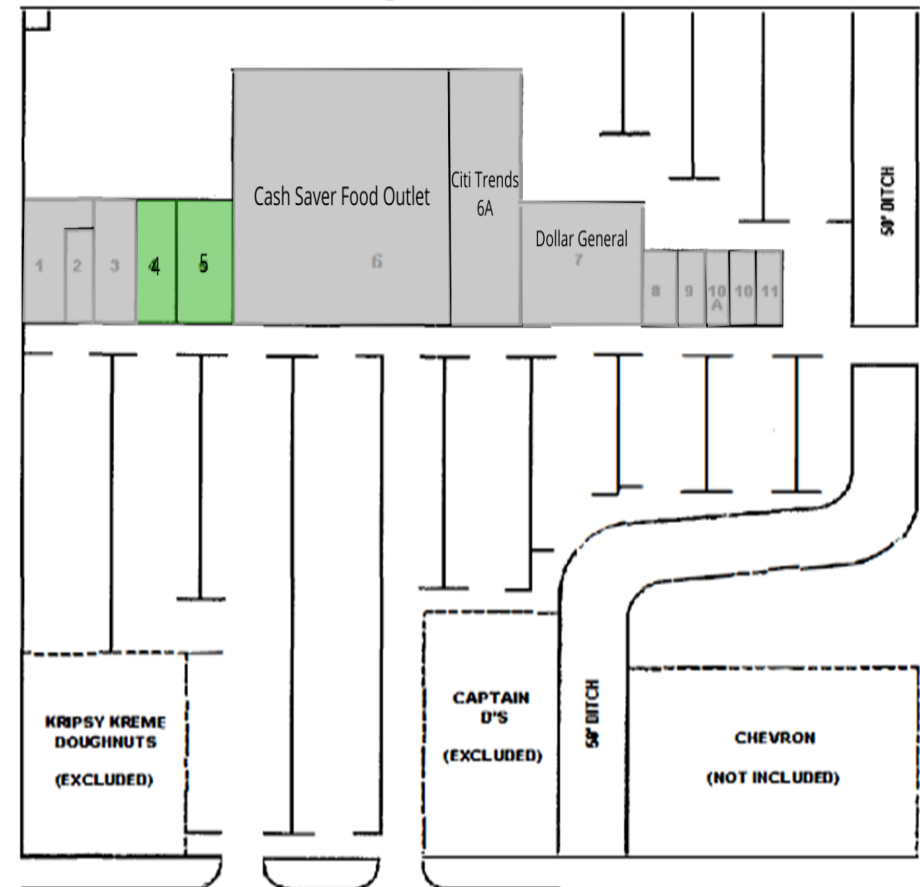


LEASE TYPE		NNN	LEASE SPACE		3,000 - 4,000 SF
LEASE TERM		Negotiable	LEASE RATE		\$9.00 SF/yr

SUITE	TENANT	SIZE	TYPE	RATE
4	Available	3,000 SF	NNN	\$9.00 SF/yr
5	Available	4,000 SF	NNN	\$9.00 SF/yr

PLAZA EAST

5458 Atlanta Highway
Montgomery, AL 36109



ATLANTA HIGHWAY / U.S. HIGHWAY 80

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Retail Map



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