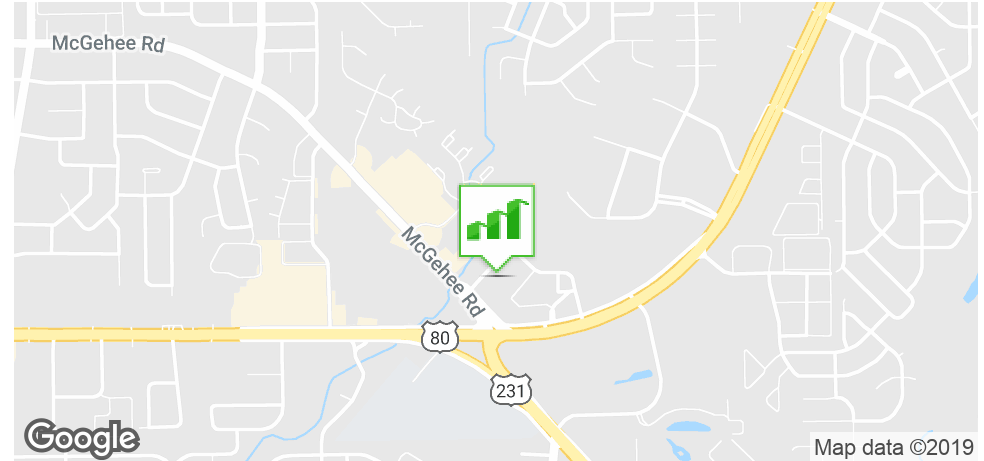


# LECROY SHOPPING VILLAGE

3617 DEBBY DR, MONTGOMERY, AL 36111

## Executive Summary



### OFFERING SUMMARY

Available SF: 1,200 - 4,380 SF

Lease Rate: \$8.00 SF/yr (MG)

Lot Size: 3.27 Acres

Year Built: 1974

Building Size: 37,933

Zoning: M-1: Light Industrial

### PROPERTY HIGHLIGHTS

- THIS HIGHLY VISIBLE RETAIL STRIP CENTER IS JUST OFF THE EAST SOUTH BOULEVARD, A HIGH TRAFFIC THOROUGHFARE IN MONTGOMERY
- NEAR TROY HIGHWAY/HWY 231, WHICH AVERAGES 40,000 CPD
- PLENTY OF PARKING FOR CUSTOMERS AND EMPLOYEES
- GREAT OPPORTUNITY - MONTGOMERY PUBLIC SCHOOLS HAVE RELOCATED TWO SCHOOLS IN THE OLD MALL LOCATION, ONE BEING NATIONAL RANKED LOVELESS ACADEMIC MAGNET PROGRAM HIGH SCHOOL (LAMP) - THAT'S RIGHT ACROSS THE STREET!
- WITHIN CLOSE PROXIMITY TO WELL ESTABLISHED NEIGHBORHOODS

### DEMOGRAPHICS

|                   | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 4012     | 26540    | 58982    |
| Total Population  | 9566     | 65321    | 148373   |
| Average HH Income | \$54,941 | \$63,768 | \$61,857 |

JON MASTERS, CCIM

334.387.2724  
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MOORE COMPANY REALTY

312 Catoma St #200, Montgomery, AL 36104  
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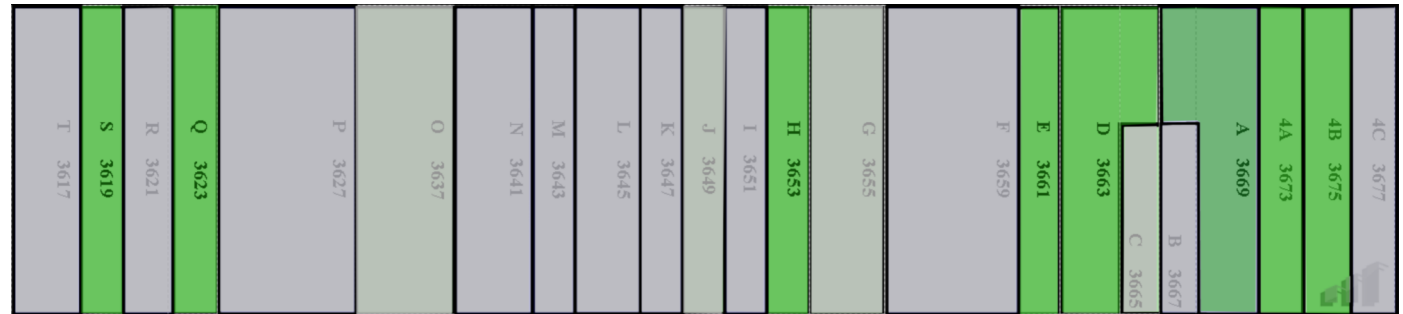
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## Available Spaces



|             |                  |
|-------------|------------------|
| LEASE TYPE  | MG               |
| TOTAL SPACE | 1,200 - 4,380 SF |
| LEASE TERM  | Negotiable       |
| LEASE RATE  | \$8.00 SF/yr     |



| SUITE | TENANT    | SIZE             | TYPE           | RATE         |
|-------|-----------|------------------|----------------|--------------|
| 3619  | Available | 1,200 SF         | Modified Gross | \$8.00 SF/yr |
| 3623  | Available | 1,200 SF         | Modified Gross | \$8.00 SF/yr |
| 3653  | Available | 1,200 SF         | Modified Gross | \$8.00 SF/yr |
| 3661  | Available | 1,200 - 2,820 SF | Modified Gross | \$8.00 SF/yr |
| 3663  | Available | 1,620 - 2,820 SF | Modified Gross | \$8.00 SF/yr |
| 3669  | Available | 1,680 - 4,380 SF | Modified Gross | \$8.00 SF/yr |
| 3673  | Available | 1,200 - 4,380 SF | Modified Gross | \$8.00 SF/yr |
| 3675  | Available | 1,500 - 4,380 SF | Modified Gross | \$8.00 SF/yr |



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## Retail Map



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