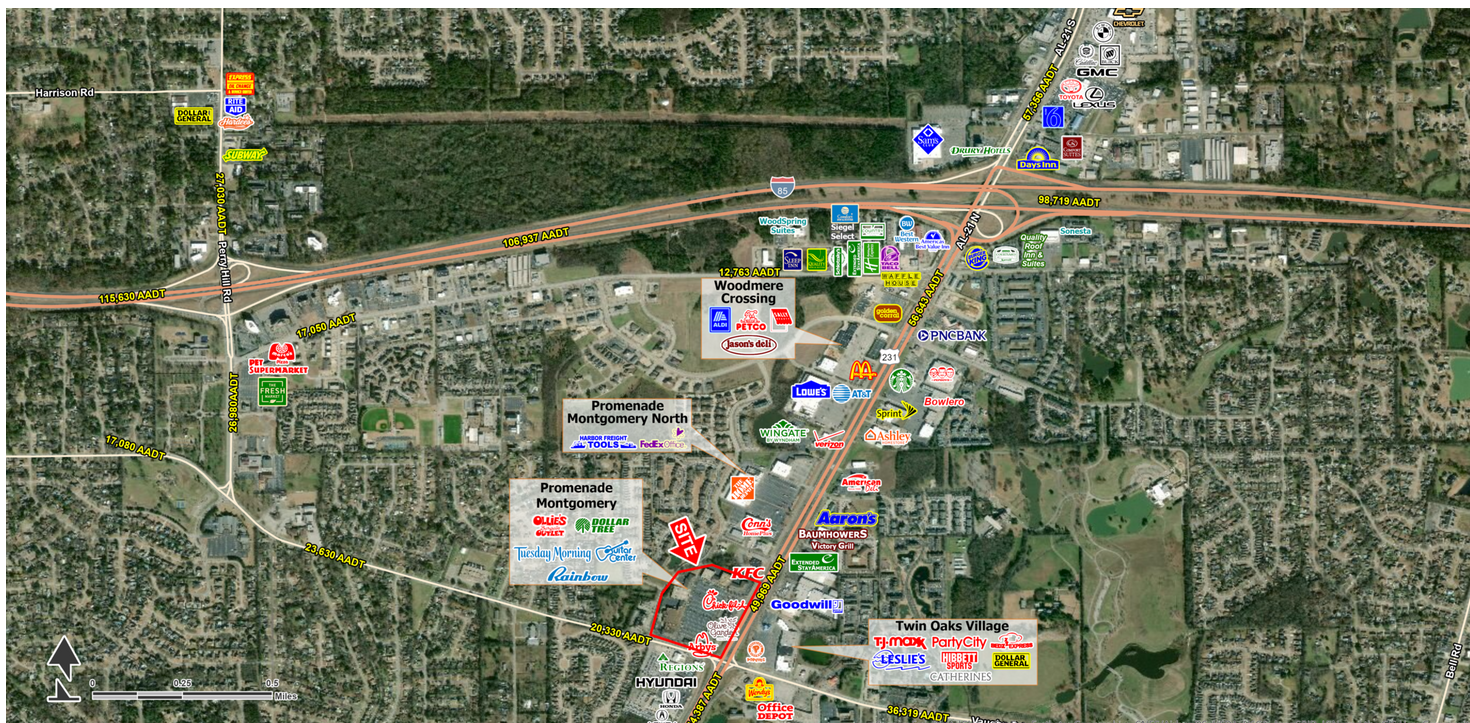


# MONTGOMERY PROMENADE

2674 Eastern Blvd, Montgomery, AL 36117

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

Montgomery is the capital city of Alabama and second largest city in the State, after Birmingham. Montgomery has been nationally recognized for its downtown revitalization and retail expansion along I-65 and I-85. Eastchase is a 330 acre mixed-use development along the I-85 corridor and is the predominant retail presence in the Montgomery market. With approximately 2.5 million sqft GLA, Eastchase caters to a population of over 380,000 in Montgomery MSA.



## PROPERTY HIGHLIGHTS

- Available: 18,036 SF up to 44,000 SF
- Retail Power Center located on Eastern Blvd. and Vaughn Rd.
- 1.2 miles from Interstate 85
- Tenants in the area include: Home Depot, Harbor Freight Tools, TJ Maxx, Petco, Starbucks, Chick-Fil-A, and many more
- Traffic Counts: 49,860 AADT (Eastern Blvd), 19,670 AADT (Vaughn Road)

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,780	71,187	154,583
DAYTIME POPULATION	10,648	69,336	172,971
HOUSEHOLDS	4,630	29,997	63,027
AVERAGE HH INCOME	\$61,721	\$66,827	\$68,222

## EXCLUSIVE AGENT(S)

DAVID ASHFORD, CCIM • david.ashford@tscg.com • 205.870.5655



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## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
2540	Available	1,423 SF	2668	Available	1,400 SF
2542	Malone Staffing	2,800 SF	2670	Nail Salon	1,750 SF
2550	My Eye Doctor	3,168 SF	2674	Uniforms	2,100 SF
2558	Available	5,600 SF	2678	S & L Vapes	2,100 SF
2562	Encore Rehabilitation	4,186 SF	2730	Available	44,000 SF
2572	Guitar Center	13,474 SF	2774	Available	2,100 SF
2576	Tuesday Morning	13,524 SF	2750	Rainbow	12,000 SF
2580	Available	2,700 SF	2762 A & B	Beauty & Beyond	6,935 SF
2584	Available	2,700 SF	2762 A & B	Beauty & Beyond	6,935 SF
2588	Available	2,640 SF	2762 A & B	Beauty & Beyond	6,935 SF
2596	Available	18,036 SF	2768	Z Beautiq and Spa	1,400 SF
2620	Available	7,258 SF	2772	Armstrong McCall, LP	2,100 SF
2640	Dollar Tree	10,800 SF	2786	ABC Store	6,000 SF
2654	Ollie's Bargain Outlet	36,000 SF	2796	Arby's	0 SF
2664	Quick Credit	1,518 SF	Pad B	Chick-Fil-A	0 SF
2666	Massage Therapy	1,400 SF			

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