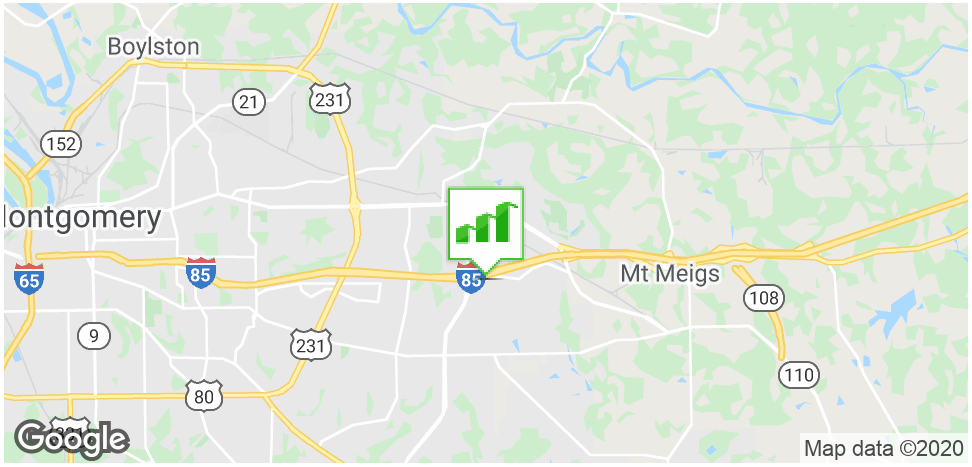
7235 EASTCHASE PARKWAY

MONTGOMERY, AL 36117

Executive Summary





OFFERING SUMMARY

Available SF:	8,050 SF
Lease Rate:	$16.00 SF/yr (NNN)
Lot Size:	0.96 Acres
Year Built:	2003
Building Size:	8,050
Zoning:	PUD

PROPERTY HIGHLIGHTS

- Rare Standalone Class A Retail Building in Eastchase
- Former Lifeway Christian Bookstore
- Surrounded by thriving Eastchase Lifestyle Center
- Established Residential Areas Wynlakes, Townlake & Several New Developments
- 0.6 Miles from Taylor Rd.
- 0.8 Miles from I-85
- 5.0 Miles from Pike Road Town Center
- 17,701± Eastchase Pkwy. Traffic Count ADDT
- 44,110± Taylor Rd. Traffic Count ADDT
- 57,527± I-85 Traffic Count ADDT



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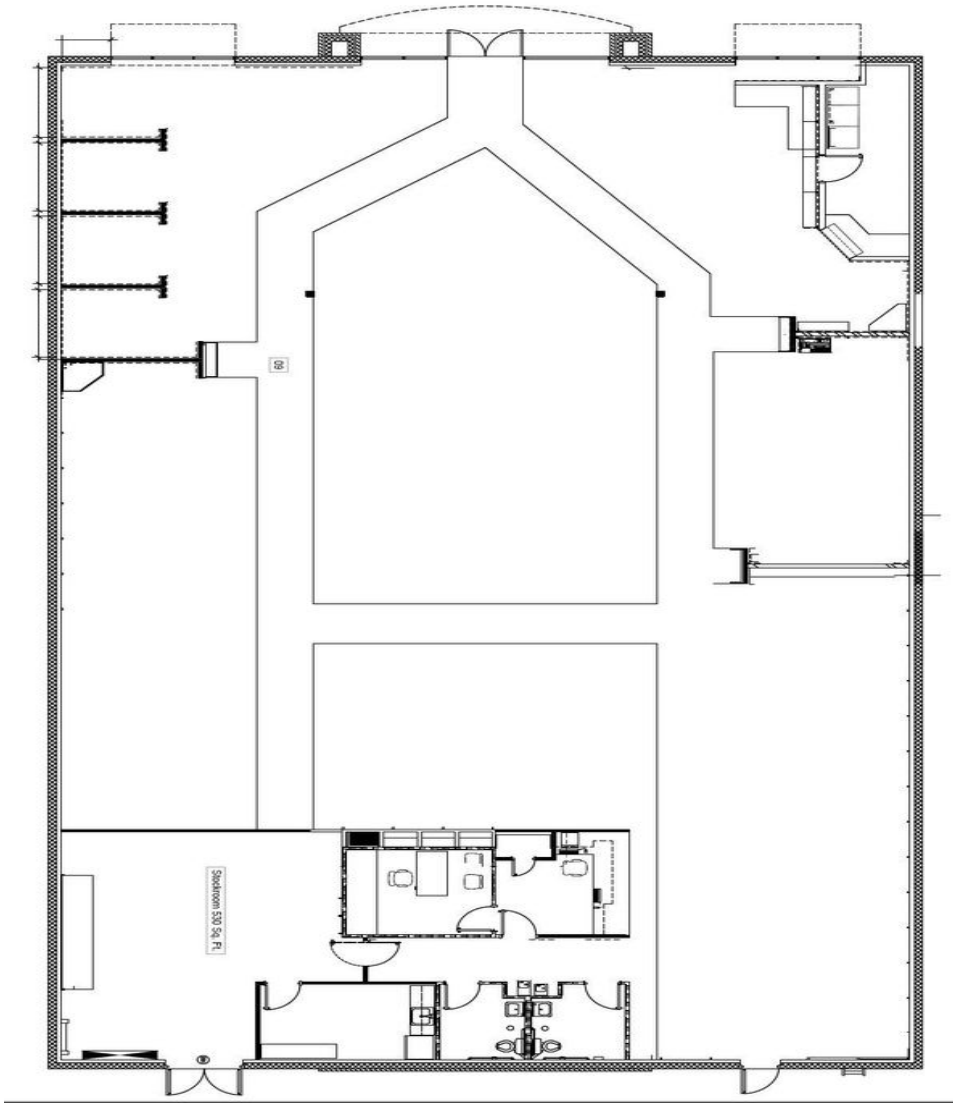
Lease Spaces

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	8,050 SF	Lease Rate:	$16 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
7235 Eastchase Parkway	Available	8,050 SF	NNN	$16.00 SF/yr



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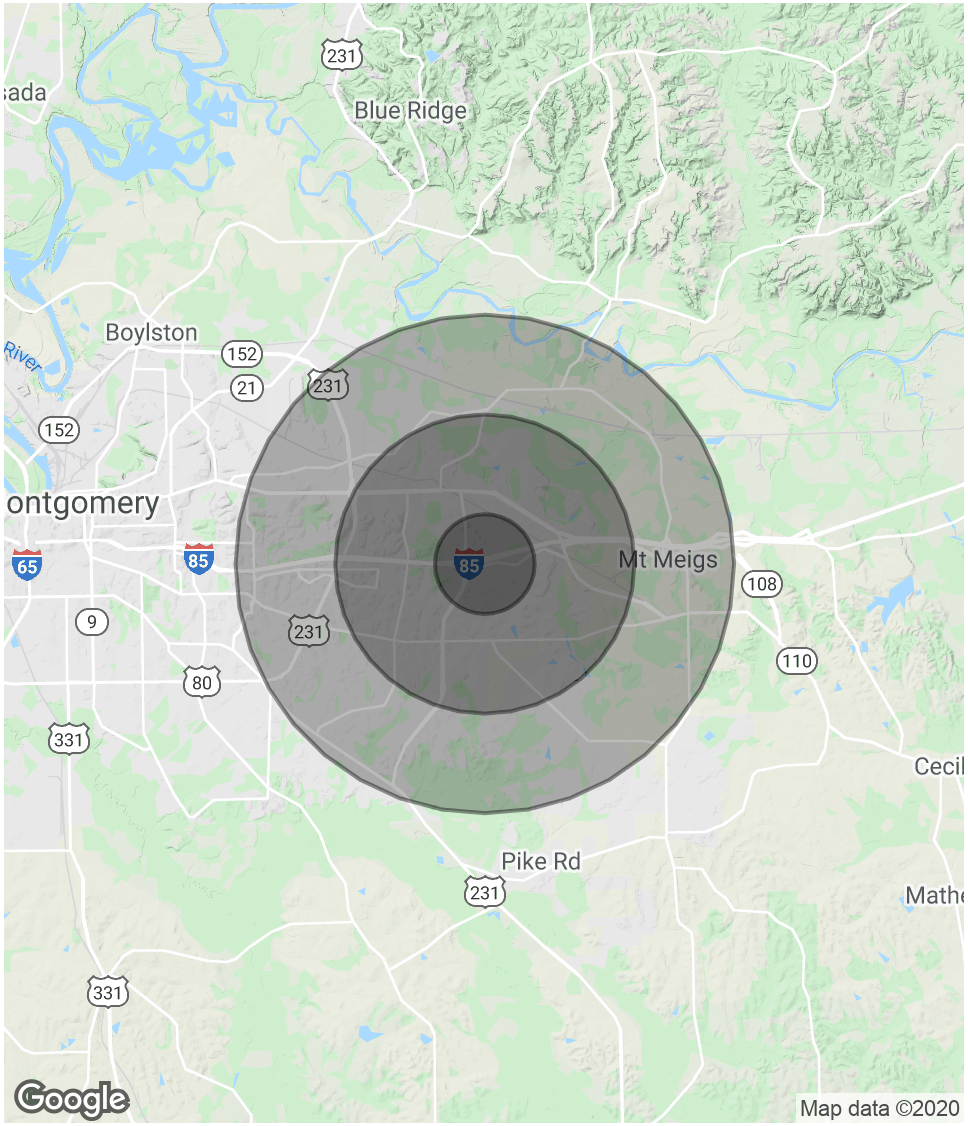
MONTGOMERY, AL 36117

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,277	35,100	81,414
Average age	39.8	36.1	35.8
Average age (Male)	37.0	35.2	34.9
Average age (Female)	43.4	37.7	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,817	14,951	33,968
# of persons per HH	2.4	2.3	2.4
Average HH income	$110,599	$90,359	$79,333
Average house value	$348,076	$308,089	$234,814

** Demographic data derived from 2010 US Census*



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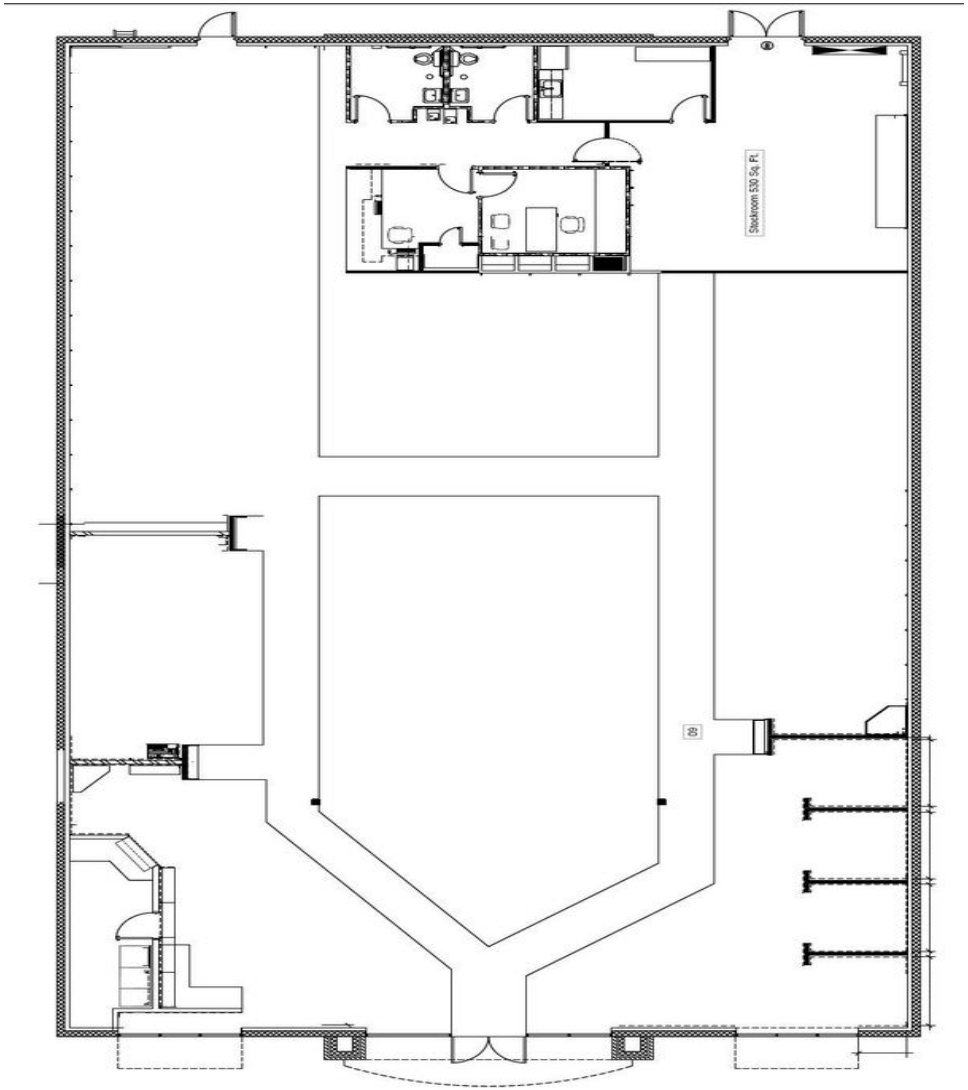
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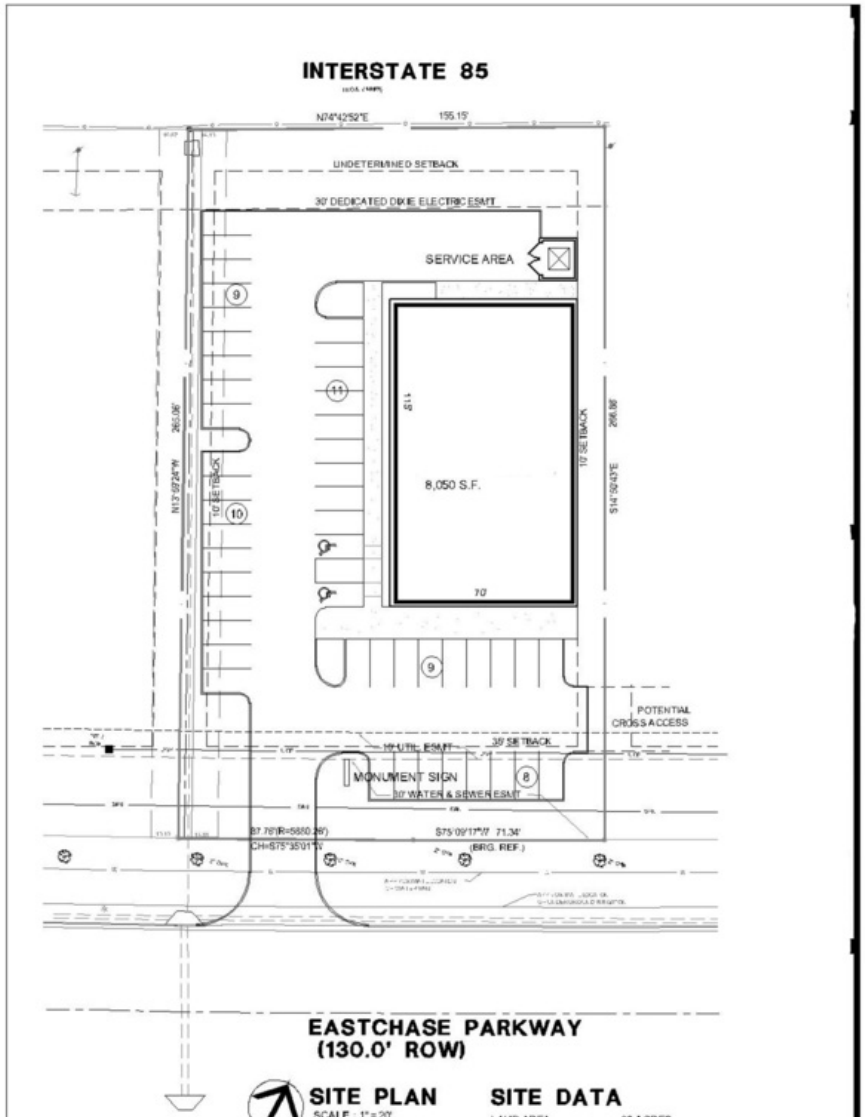


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Site & Floor Plans





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Retail Map



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