

CHANTILLY CORNERS: MONTGOMERY

9176 Eastchase Parkway, Montgomery, AL 36117

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Montgomery is the capital city of Alabama and second largest city in the state with an MSA of 384,342. Montgomery has been recognized nationally for its downtown revitalization and retail expansion. Eastchase is a 330-acre mixed-use development along the I-85 corridor and is the predominant retail trade area in the Montgomery MSA.



PROPERTY HIGHLIGHTS

- Located on Eastchase Pkwy, home to over 1.2 million SF of "Class A" retail including Costco, Target, Carmike Cinemas, Home Depot, Lowe's, Walmart Supercenter, Academy Sports, and Hobby Lobby
- 1,150 SF space available
- Retail space adjacent to Foodland
- 31,571 VPD, Chantilly Parkway (2018 count)

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------|-----------|-----------|----------|
| POPULATION | 2,534 | 31,033 | 69,980 |
| DAYTIME POPULATION | 4,096 | 33,413 | 68,276 |
| HOUSEHOLDS | 1,156 | 12,134 | 28,810 |
| AVERAGE HH INCOME | \$127,033 | \$111,808 | \$87,920 |

EXCLUSIVE AGENT(S)

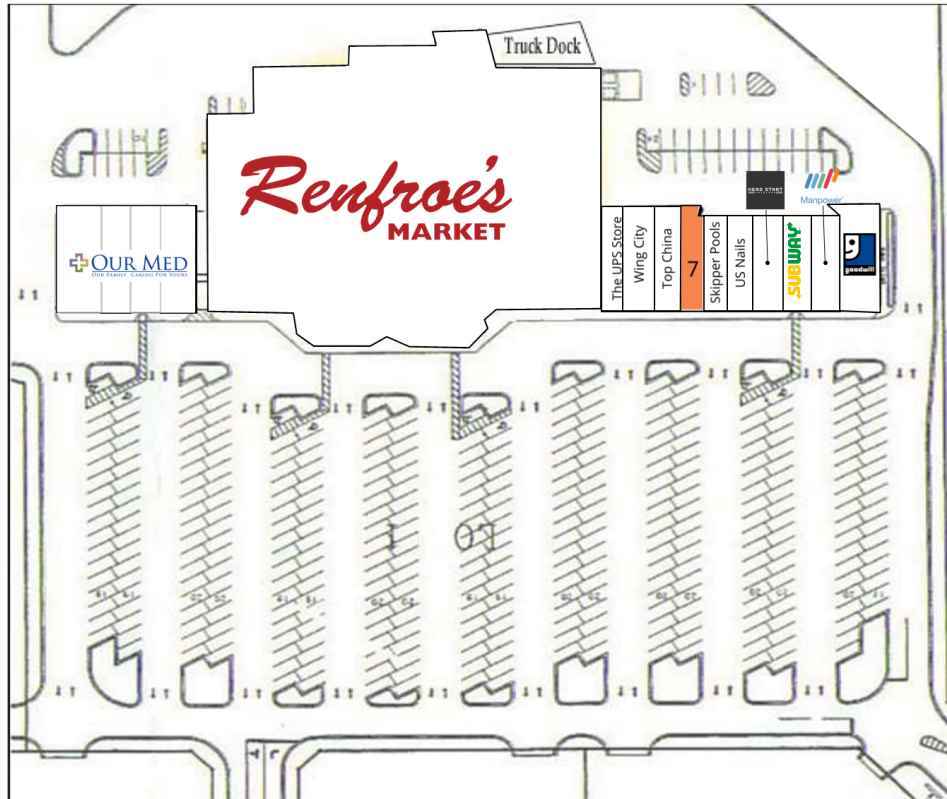
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SITE PLAN



| SUITE | TENANT NAME | SPACE SIZE | SUITE | TENANT NAME | SPACE SIZE |
|-------|----------------|------------|-------|-------------------|------------|
| 1 | Goodwill | 1,600 SF | 7 | Available | 1,150 SF |
| 2 | Manpower | 1,400 SF | 8 | Top China | 1,600 SF |
| 3 | Subway | 1,400 SF | 9 | Wing City | 1,600 SF |
| 4 | Headstart Hair | 1,400 SF | 10 | The UPS Store | 1,600 SF |
| 5 | US Nails | 1,400 SF | 11 | Renfro Grocers | 53,400 SF |
| 6 | Skipper Pools | 1,050 SF | 12 | Ourmed Physicians | 1,600 SF |

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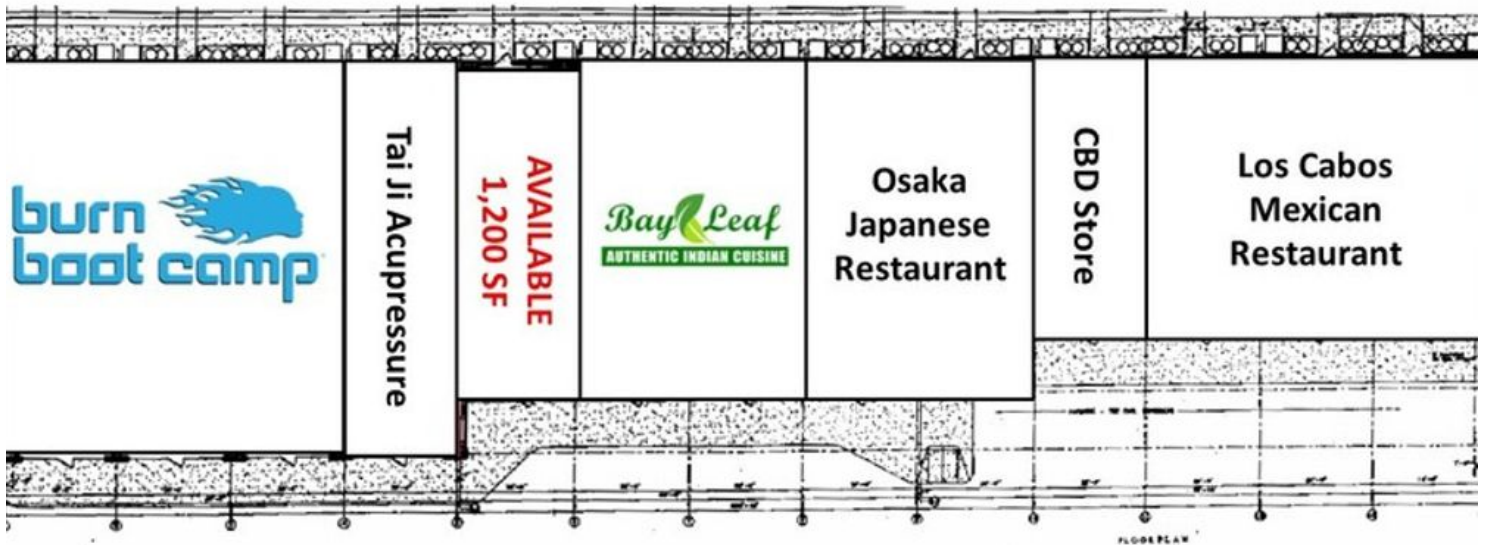
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ADDITIONAL PHOTOS



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