

Publix #1026 - Cornerstone

7700 Vaughn Road
Montgomery, AL 36116
Lat 32.339, Long -86.184

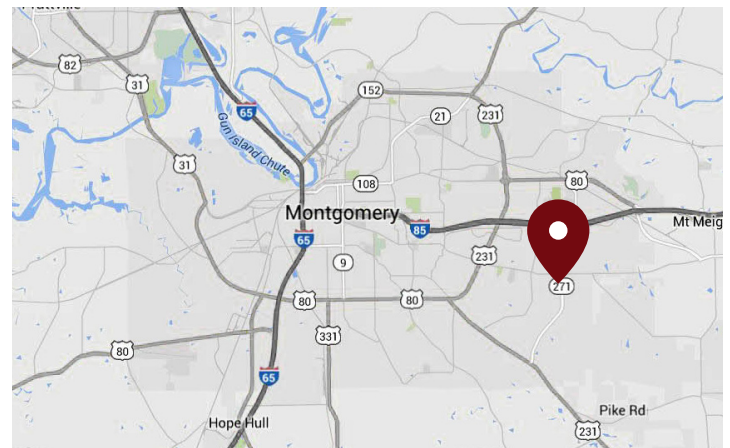
FOR LEASE



4,000 - 36,000 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Excellent Location in Prime Retail Market
- High Income Area with Average Income Over \$100,000
- Combined Traffic: 46,810 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	6,796	49,363	113,971
Daytime Population	7,484	51,809	113,425
Total Households	3,228	21,645	45,279
Avg. HH Income	\$107,597	\$94,554	\$84,179

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Jamie Golomb

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6400 Powers Ferry Road, Suite 300, Atlanta, GA

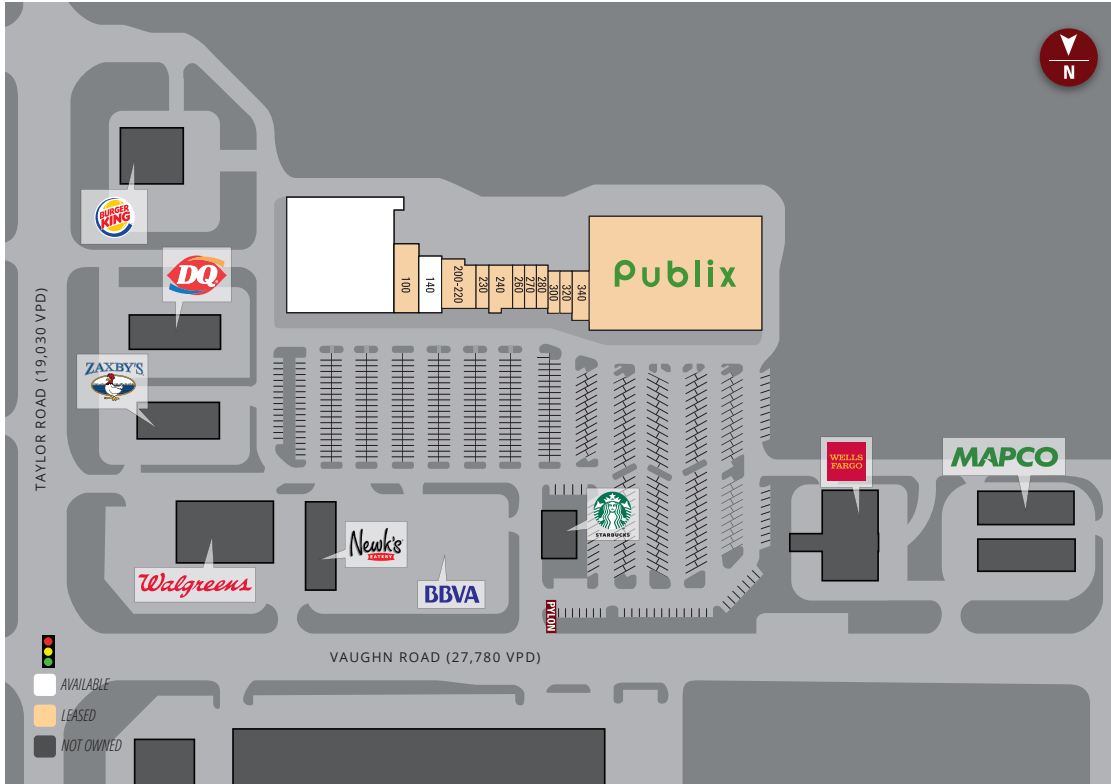
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SITE PLAN

Suite	Tenant	Size
	Publix	54,340
	AVAILABLE	36,000
100	PT Solutions	4,800
140	AVAILABLE	4,000
200-220	Kaabuki Japanese Restaurant	4,600
230	Luxury Threading Spa	1,375
240	Nail Studio	2,847
260	American Deli	1,400
270	Postnet	1,400
280	Springleaf Financial	1,400
300	Home Care Assistance	1,400
320	Hairmasters	1,400
340	California Kraze Yogurt	2,542

TOTAL 117,504



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Crossman & Company

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **323,300**

EST. # OF VISITS ANNUALLY

 **1.7M**

AVG. VISITS / CUSTOMER

 **5.27**

AVG. LENGTH-OF-STAY / VISIT

 **46 MIN**

TOP 3 DAYS



Saturday	302,916
Sunday	277,645
Friday	257,684

OF VISITS

TOP 3 HOURS

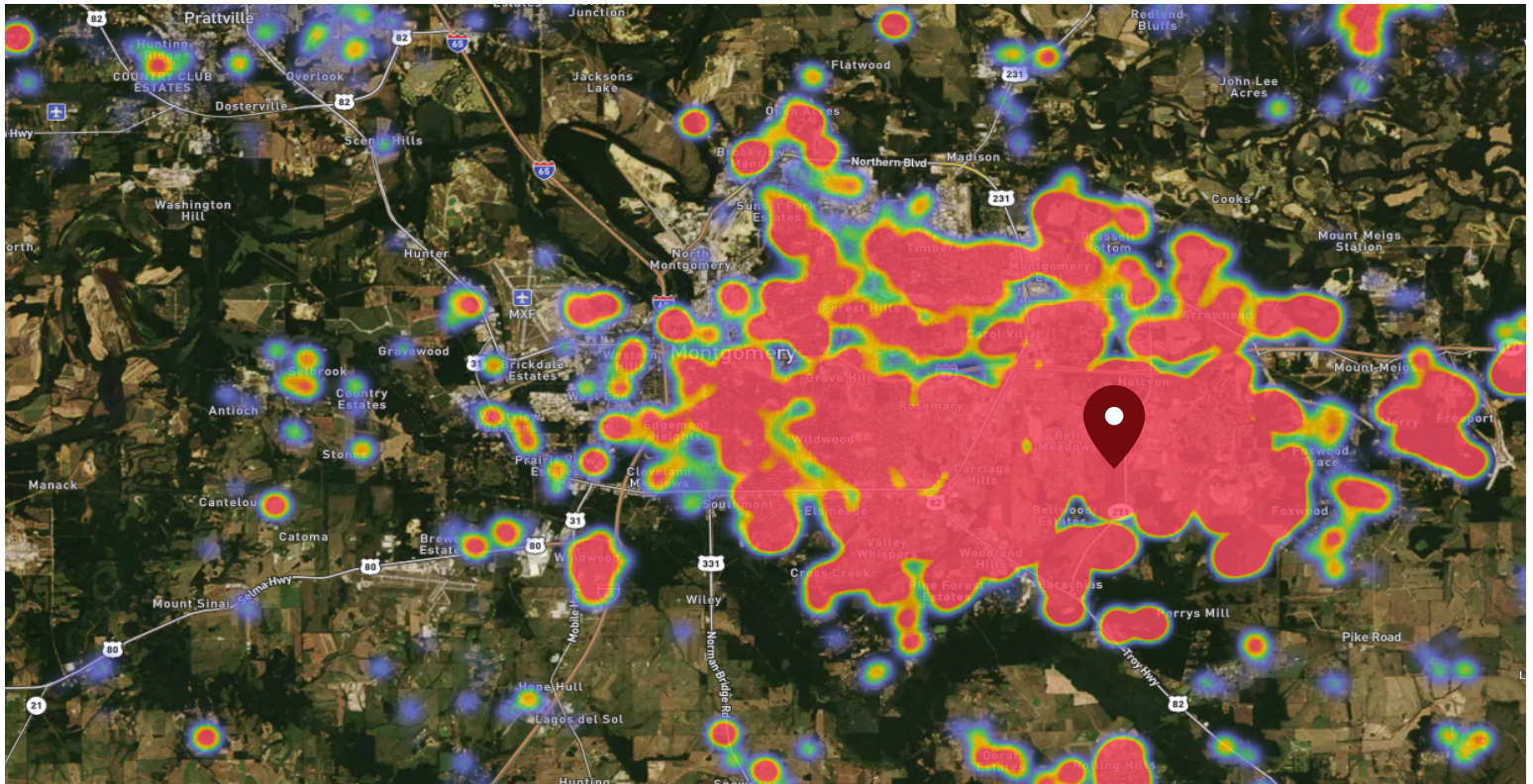


5-6 PM	322,367
4-5 PM	315,342
3-4 PM	296,254

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) Dec 1, 2019 - Nov 30, 2020

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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