

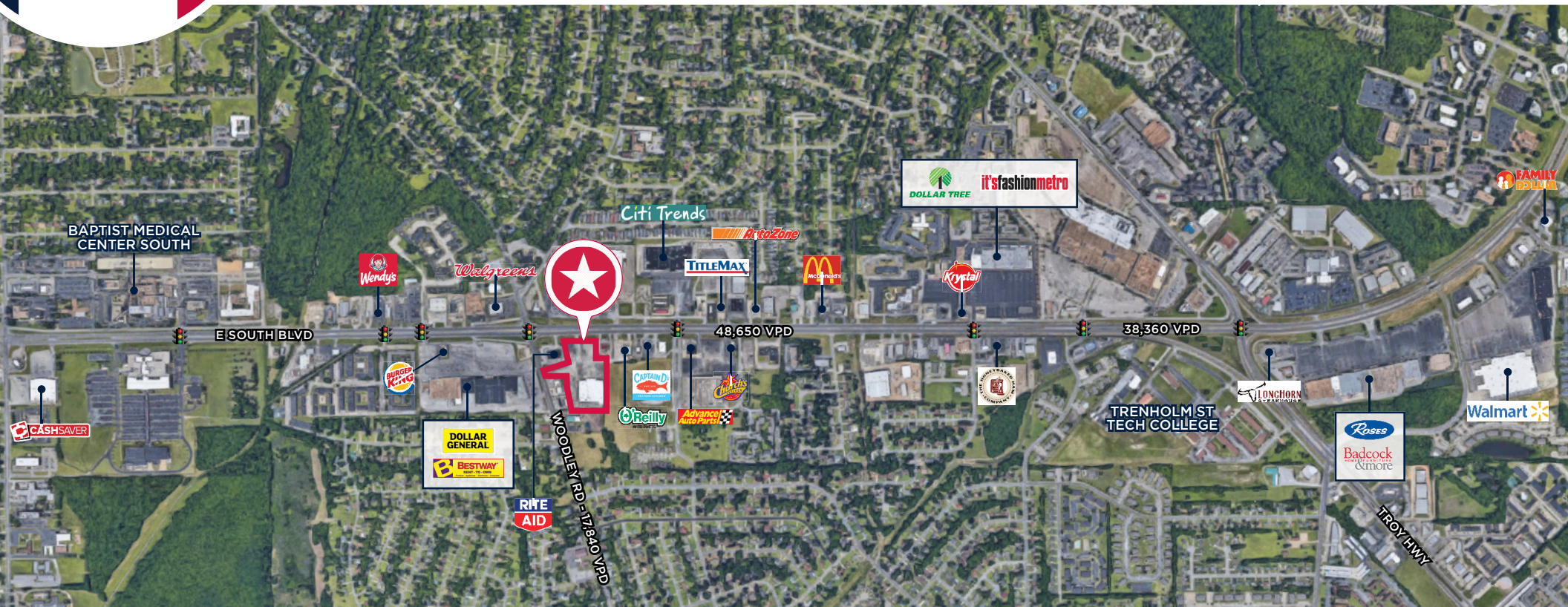


retail SPECIALISTS

FOR SALE




100% OCCUPIED RETAIL INVESTMENT

2334-2340 E SOUTH BLVD, MONTGOMERY, ALABAMA 36116



- **PROPERTY** 55,730 SF building on 6.36 acres
- **IN PLACE NOI** \$111,000
- **ASKING PRICE** \$1,110,000 (10% CAP)
- **OCCUPANCY** 100%
- **TENANTS**

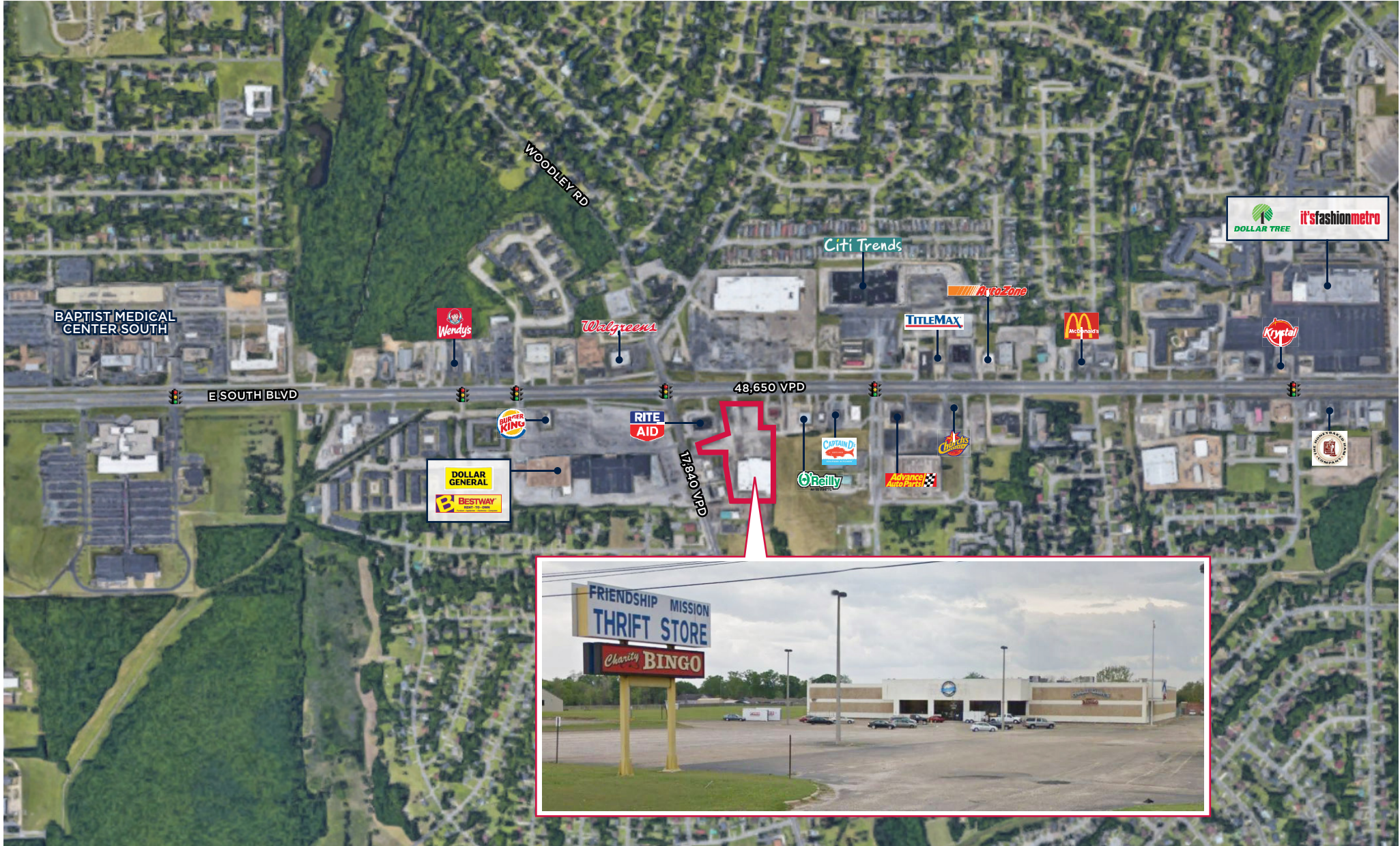
Friendship Mission Thrift Store	35,000 SF	Lease term ends 6/30/19
Good Times Bingo Hall	20,000 SF	Lease term ends 5/31/22

 POPULATION	 AVG HH INCOME	 TRAFFIC
131,245	\$ 58,362	48,650 VPD

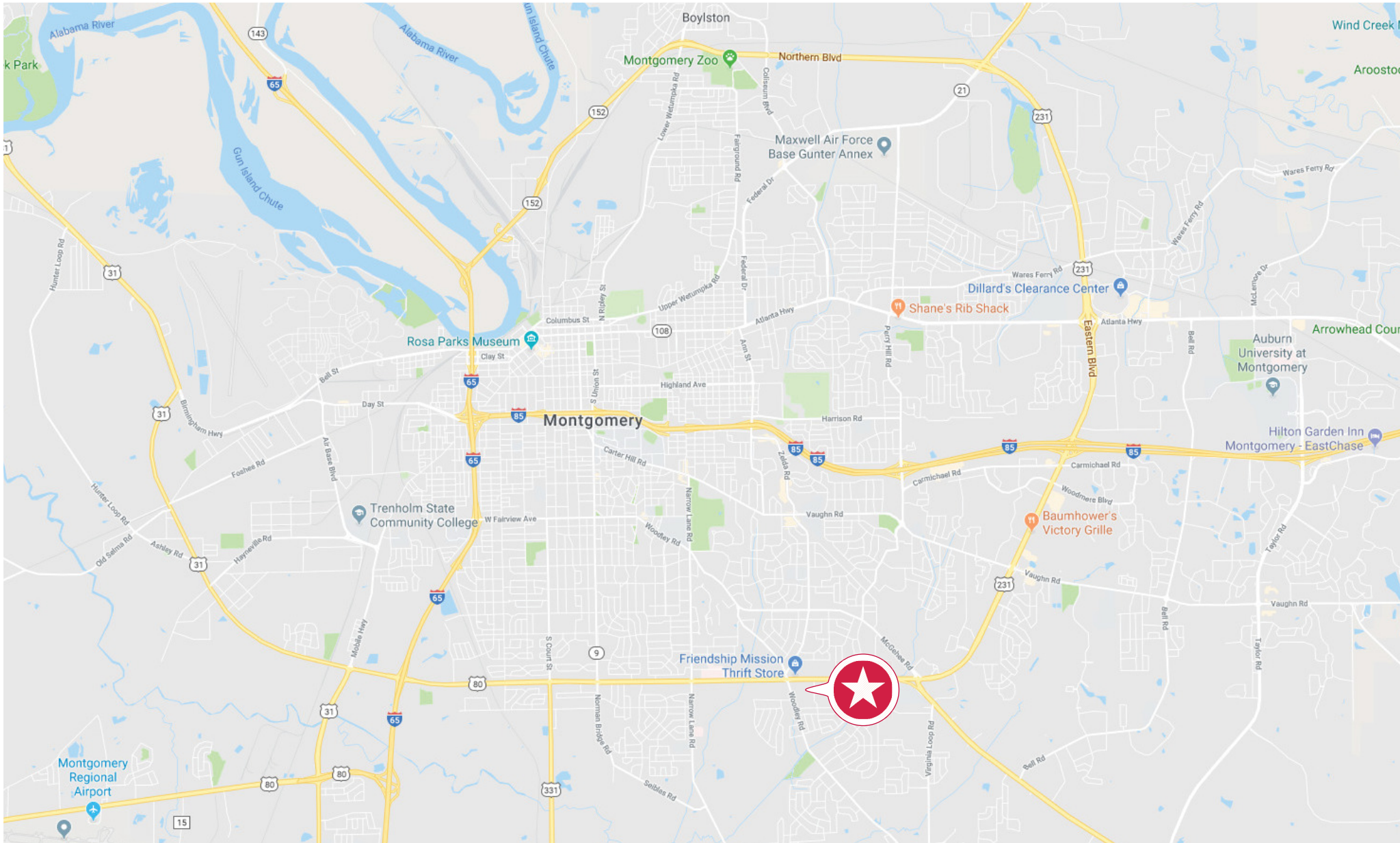
*5 MILE RADIUS | SiteWise Pro

- **OPPORTUNITY FOR ONE OR MORE OUTPARCELS TO BE CREATED ON PROPERTY FRONTAGE**

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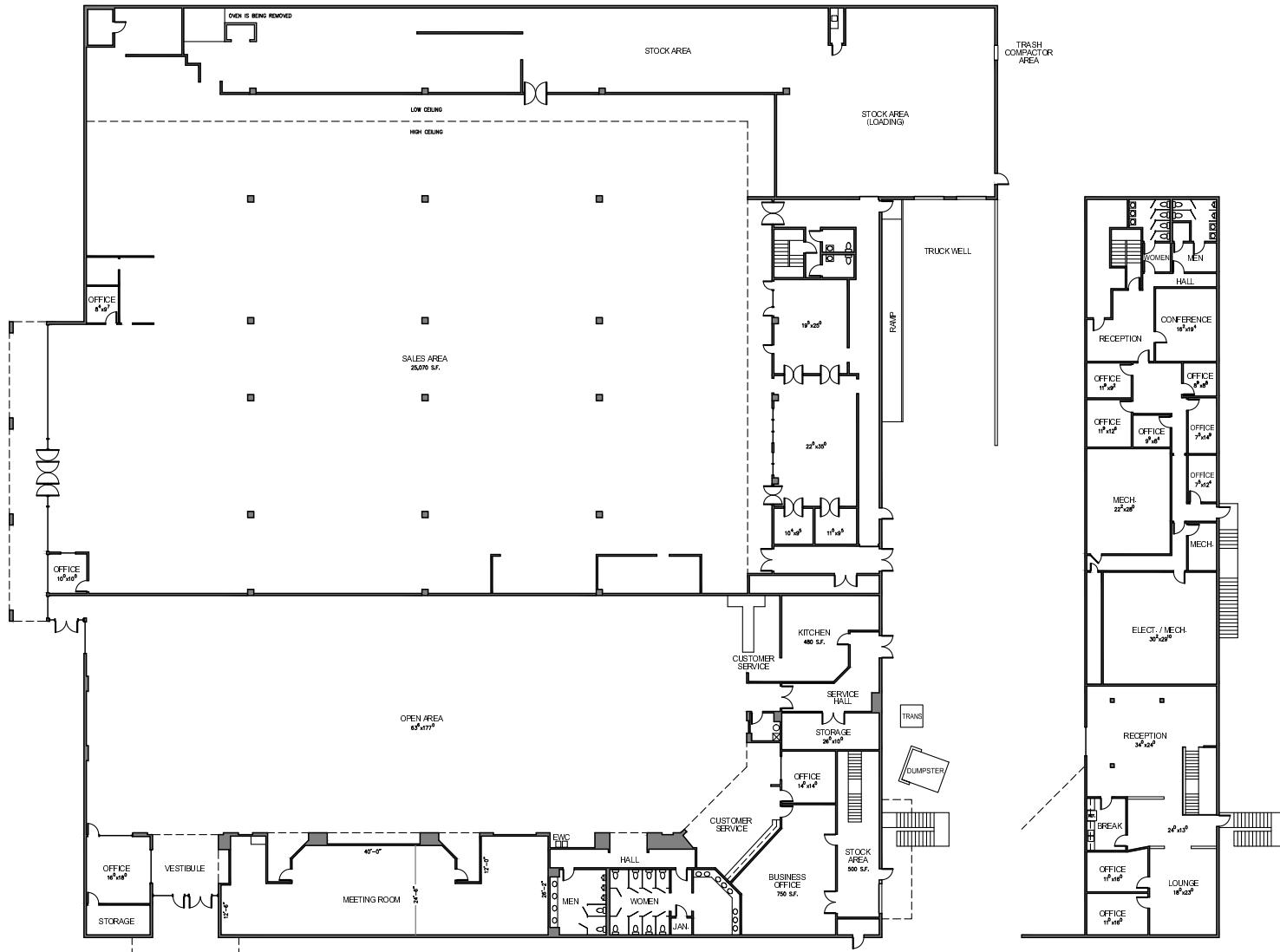


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LARGE TENANT SPACE			
LOWER LEVEL	36,230 S.F.		
UPPER LEVEL	4,920 S.F.		
SMALL TENANT SPACE			
LOWER LEVEL	19,500 S.F.	TOTAL BUILDING DOWNSTAIRS	55,730 S.F.
UPPER LEVEL	2,230 S.F.	TOTAL BUILDING UPSTAIRS	7,150 S.F.

PLAN - First Floor

PLAN - Upper Floor