



retail SPECIALISTS

# GROUND LEASE/BTS OPPORTUNITY

2045 EASTERN BLVD, MONTGOMERY, ALABAMA 36117



- 1.5 acres with direct frontage on Eastern Blvd and visibility to 49,530 vehicles per day
- Ground lease or build-to-suit opportunity with right turn access and direct left turn access from median
- 5 MILE DEMOGRAPHICS

POPULATION	146,462
DAYTIME POPULATION	86,480
AVG HH INCOME	\$ 69,918



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