



retail SPECIALISTS

# GROUND FLOOR RETAIL FOR LEASE

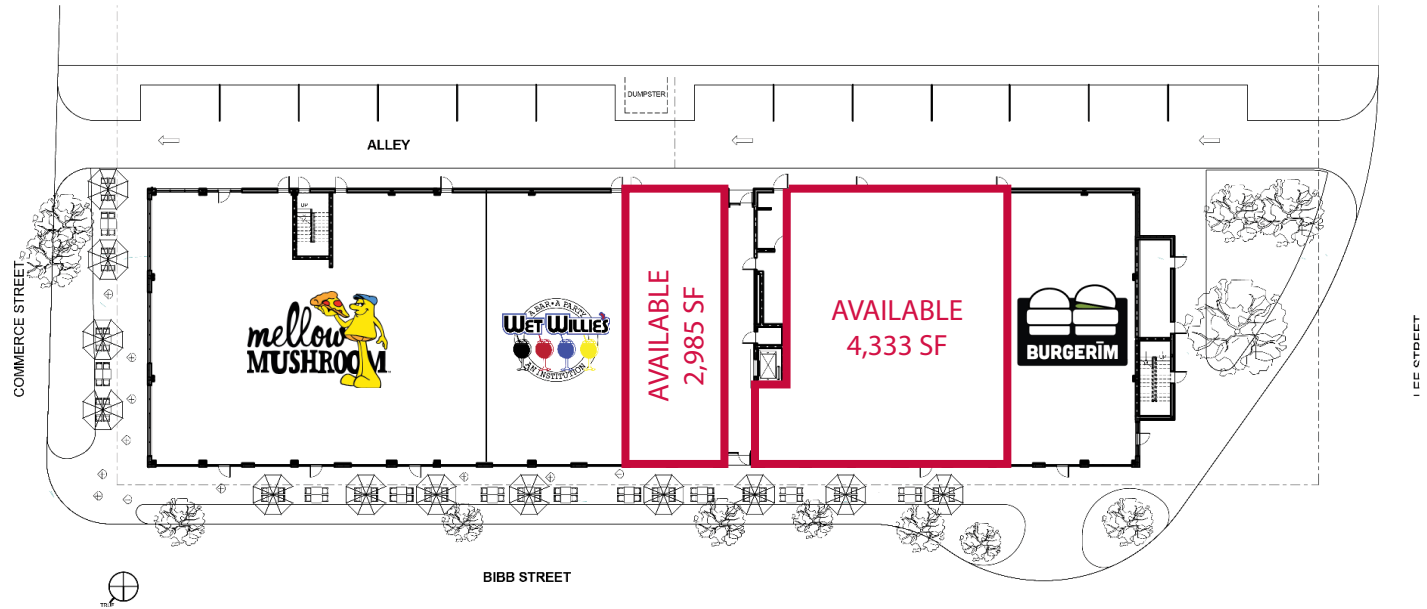
79 COMMERCE STREET, DOWNTOWN MONTGOMERY, ALABAMA 36104



- Come join Mellow Mushroom, Wet Willie's and Alabama's first Burgerim at downtown Montgomery's newest mixed-use development located within walking distance to some of the city's greatest attractions: RiverfrontPark, the Renaissance Hotel, Montgomery's Riverwalk Stadium and several popular restaurants
- 2 remaining ground-floor, inline suites available
  - Suite 3 - 2,985 SF
  - Suite 4 - 4,333 SF
- Total ground-floor GLA of 18,018 SF beneath 54 Class-A, environmentally friendly apartment units



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## DEMOGRAPHIC PROFILE

	DOWNTOWN TRADE AREA	MAXWELL AIR FORCE BASE
RESIDENTIAL POPULATION	7,357	5,845
HOUSING UNITS	2,618	3,047
DAYTIME POPULATION	23,787	15,000+
RESIDENTIAL AVERAGE HH INCOME	\$31,253	\$49,970



## AREA HIGHLIGHTS

- 450+ new apartments have recently opened in the downtown area
- Hotel occupancy in the downtown area was up 12%, with the major hotels (Renaissance, Embassy Suites, Doubletree and Hampton Inn) representing 796 hotel rooms with an average 70% occupancy year around
- Attendance at Montgomery Biscuits games (Riverwalk Stadium, 0.3 miles away) was up to 228,376 for the 2017 season with games pulling an average of 3,400 fans to the area for each game
- New, 118-room, Staybridge Hotel under construction next door



## DOWNTOWN MONTGOMERY

The downtown area includes many well-attended sporting venues including the Biscuits minor league baseball team, Alabama State University and numerous high school events.

Strong daytime employment base in downtown Montgomery with over 23,000 employees plus an additional 16,000 within a five-minute drive from the center of the Central Business District supplement the evening and weekend residential consumer base with an additional \$28 million in expenditure.

Montgomery's strength as a major center of government, military and education services provides a stable base of white-collar employment. Downtown Montgomery has an estimated 23,000 office workers, 62% of whom go shopping during the workday. The average office worker also eats lunch at a restaurant three out of five days each week, spending \$8.60 per meal. On average, each worker can support a combined 30 square feet of retail and restaurant space.

Downtown supports over 7,000 hotel rooms (city-wide), a 140,000 square foot convention center, a 1,800 square foot performing arts center and contains over 30,000 seats between two stadiums and an amphitheater.

## MAXWELL AIR FORCE BASE

Maxwell-Gunter serves a large population made up of over 25,000 active duty guard and reserve, family members, civilians, contractors and retirees. In addition, more than 20,000 students attend Air University schools each year.

The population of the Maxwell-Gunter permanent party which includes Air University, the 42nd Air Base Wing, associated units and civilian employees is more than 15,000. The total military population in Montgomery, counting active duty, dependents, retirees, Guard and Reserve is estimated at more than 25,500.

