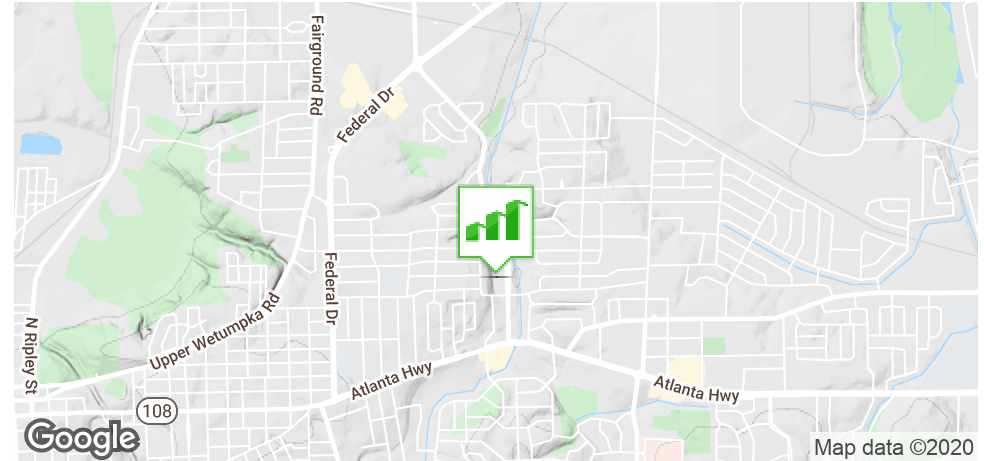


EASTBROOK SC WEST

401-439 COLISEUM BLVD, MONTGOMERY, AL 36109

Executive Summary



OFFERING SUMMARY

Available SF: 1,600 - 3,300 SF

Lease Rate: \$8.00 SF/yr (Negotiable)

Lot Size: 10.5 Acres

Year Built: 1956

Building Size: 84,437

Zoning: B-2 Business District

PROPERTY HIGHLIGHTS

- Highly Visible Established Shopping Center in North Central Montgomery
- 94% Occupied with National Tenants: Dollar General, Food Outlet, US Postal Office
- Excellent for Service based or Retail Specialty Business
- Property is surrounded by well established & stable residential communities such as Dalraida, Morningview & Forest Hills.
- 0.4± Mile from Atlanta Hwy
- 1.7± Miles from Maxwell AFB- Gunter Annex
- 2.4± Miles from I-85
- Traffic Counts: 13,980± AADT Coliseum Blvd, 33,600± AADT on Atlanta Hwy

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3685	23293	55781
Total Population	8674	60577	140074
Average HH Income	\$58,501	\$56,555	\$56,987

STEVE HUGHES, CCIM

334.386.2436
Steve@moorecompanyrealty.com

MOORE COMPANY REALTY

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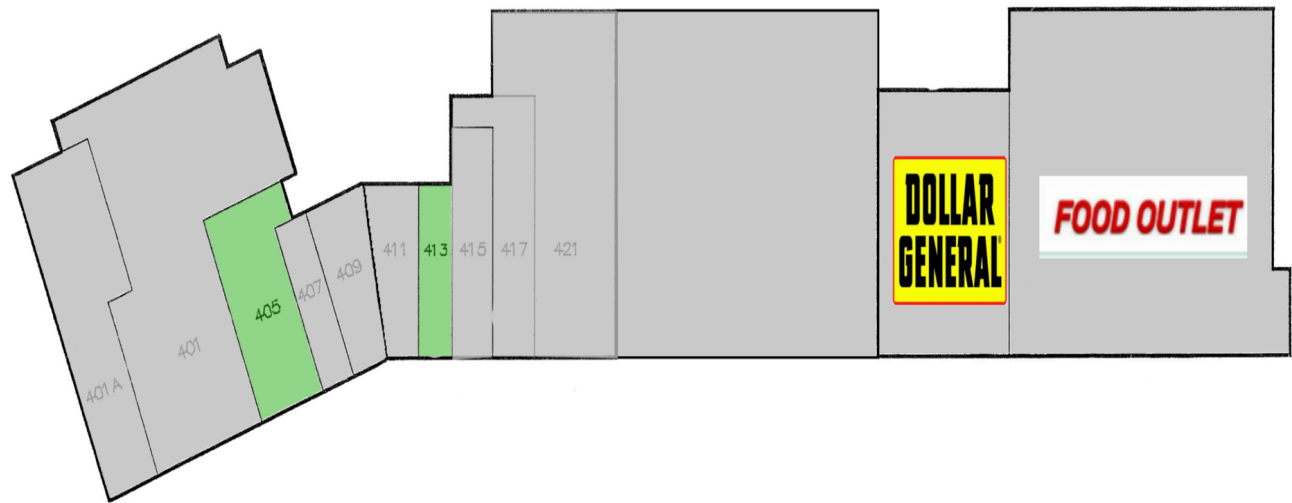
EASTBROOK SC WEST

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Available Spaces



LEASE TYPE	Negotiable
TOTAL SPACE	1,600 - 3,300 SF
LEASE TERM	Negotiable
LEASE RATE	\$8.00 SF/yr



SUITE	TENANT	SIZE	TYPE	RATE
405	Available	3,300 SF	Negotiable	\$8.00 SF/yr
413	Available	1,600 SF	Negotiable	\$8.00 SF/yr

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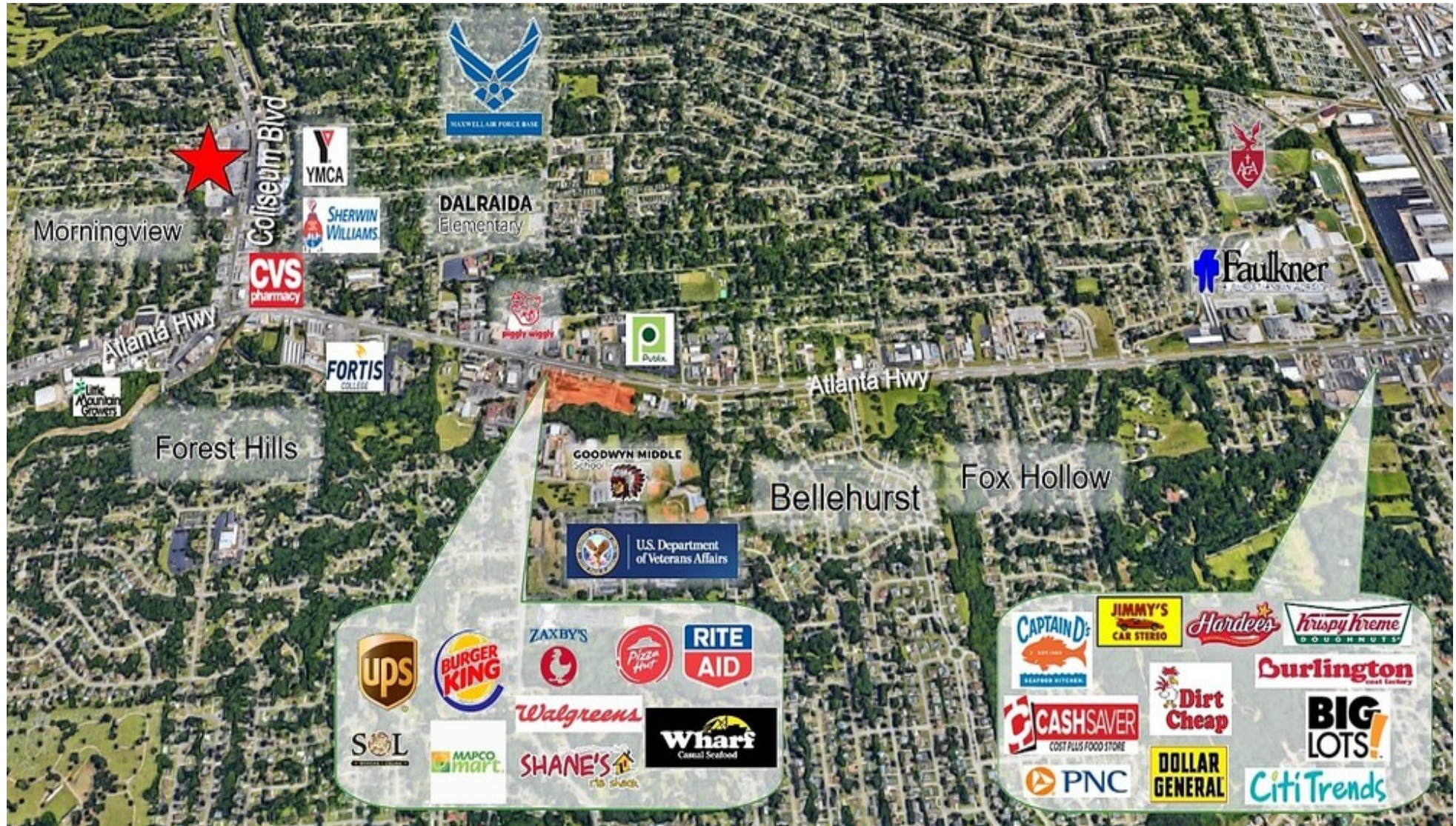
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Retail Map



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