



RETAIL PROPERTY FOR LEASE

3507-3789 Eastern Blvd,
Montgomery, AL 36116

PRESENTED BY:

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RESE
Real Estate
Southeast

REAL ESTATE SOUTHEAST

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P. O. Box 681955

Prattville, AL 36068

Executive Summary

MONTGOMERY COMMONS | 3507-3789 EASTERN BLVD, MONTGOMERY, AL 36116



OFFERING SUMMARY

Available SF: 1,200 - 30,000 SF

Lease Rate: \$5.00 - 15.00 SF/yr (NNN)

Lot Size: 9.28 Acres

Building Size: 95,300

Zoning: B-3

Market: Montgomery

Submarket: Montgomery

PROPERTY OVERVIEW

Walmart anchored shadow center. Walmart has store pick up site and onsite fuel station. Over 135,000 consumers within a five-mile radius. Median household income exceeds \$43,900 in a five-mile radius. Traffic counts for over 42,000 cars per day. 30,000 SF Anchor space for Lease; can subdivide. <https://www.realestatesoutheast.com/properties/?propertyId=317793-lease>

PROPERTY HIGHLIGHTS

- Walmart anchored shadow center with Walmart store pick up site and onsite fuel station.
- Over 141,200 consumers in a five-mile radius with a Median household income of \$43,900.
- Traffic counts with over 42,000 cars per day.
- Located at the high traffic intersection of Eastern Blvd. and Hwy. 231 with access to Troy Hwy.
- 1200 SF - 30,000 SF Anchor space for Lease; can subdivide.
- <https://www.realestatesoutheast.com/properties/?propertyId=317793-lease>

Lease Spaces

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3711	Available	15,000 - 30,000 SF	NNN	\$5.00 - \$7.00 SF/yr	Open space. Former Marshall's. Perfect for retail, warehouse, showroom, distribution center, call center or church.
3729	Available	2,500 - 5,000 SF	NNN	\$8.00 - \$10.00 SF/yr	Open retail space plan. Former Cato. Can be divided.
3741	Available	6,000 - 12,000 SF	NNN	\$8.00 - \$10.00 SF/yr	Open floor plan. Former apparel store.
3777	Available	1,200 SF	NNN	\$10.00 - \$15.00 SF/yr	Former Nail Salon Space now available
3767	Available	1,200 SF	NNN	\$10.00 - \$15.00 SF/yr	Open Space
3759	Available	3,200 SF	NNN	\$10.00 - \$15.00 SF/yr	-

ESTATE SOUTHEAST

(Not to Scale)

Montgomery Commons | Eastern Blvd | Montgomery, AL



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Additional Photos

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Retailer Map

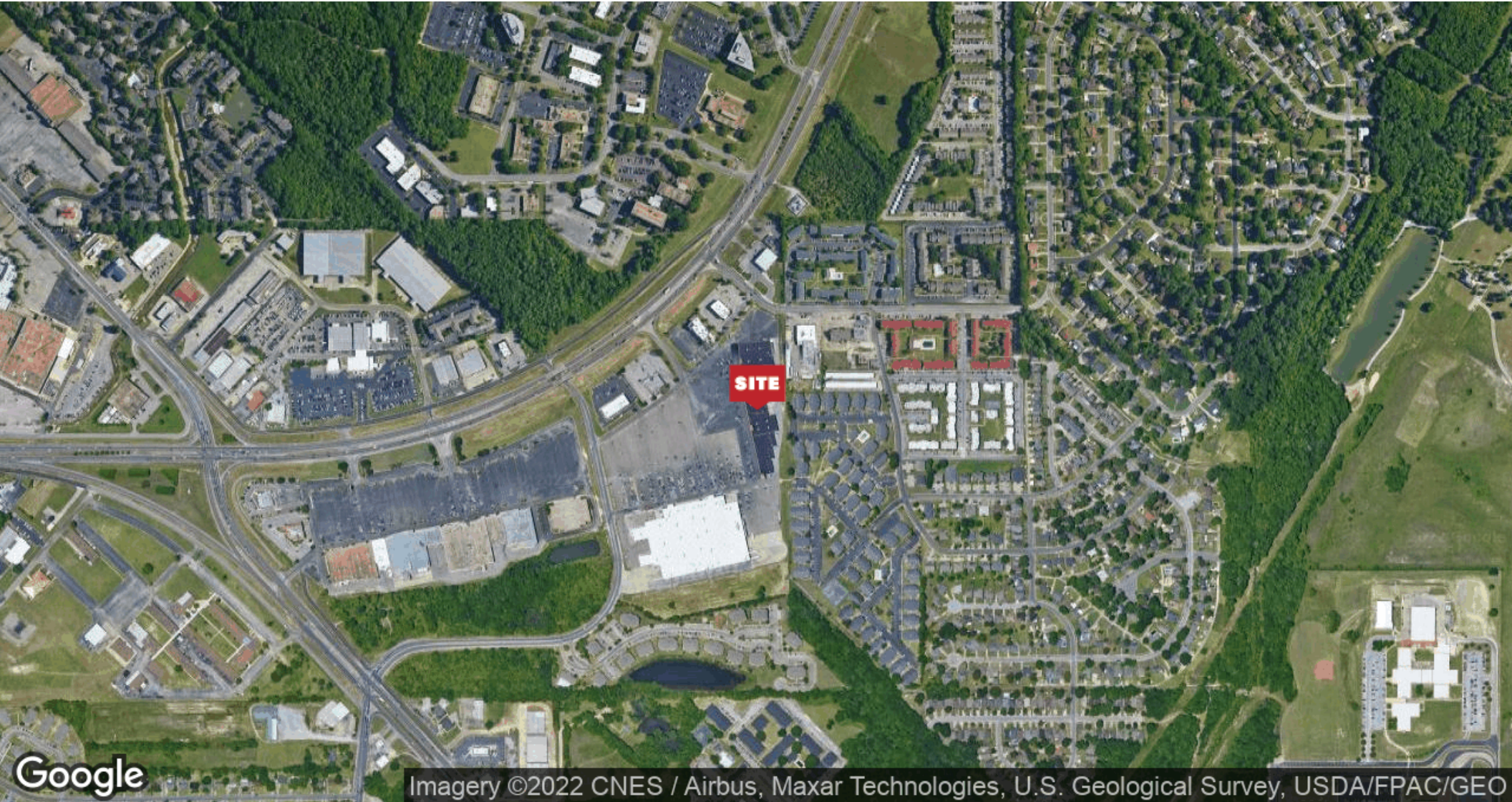
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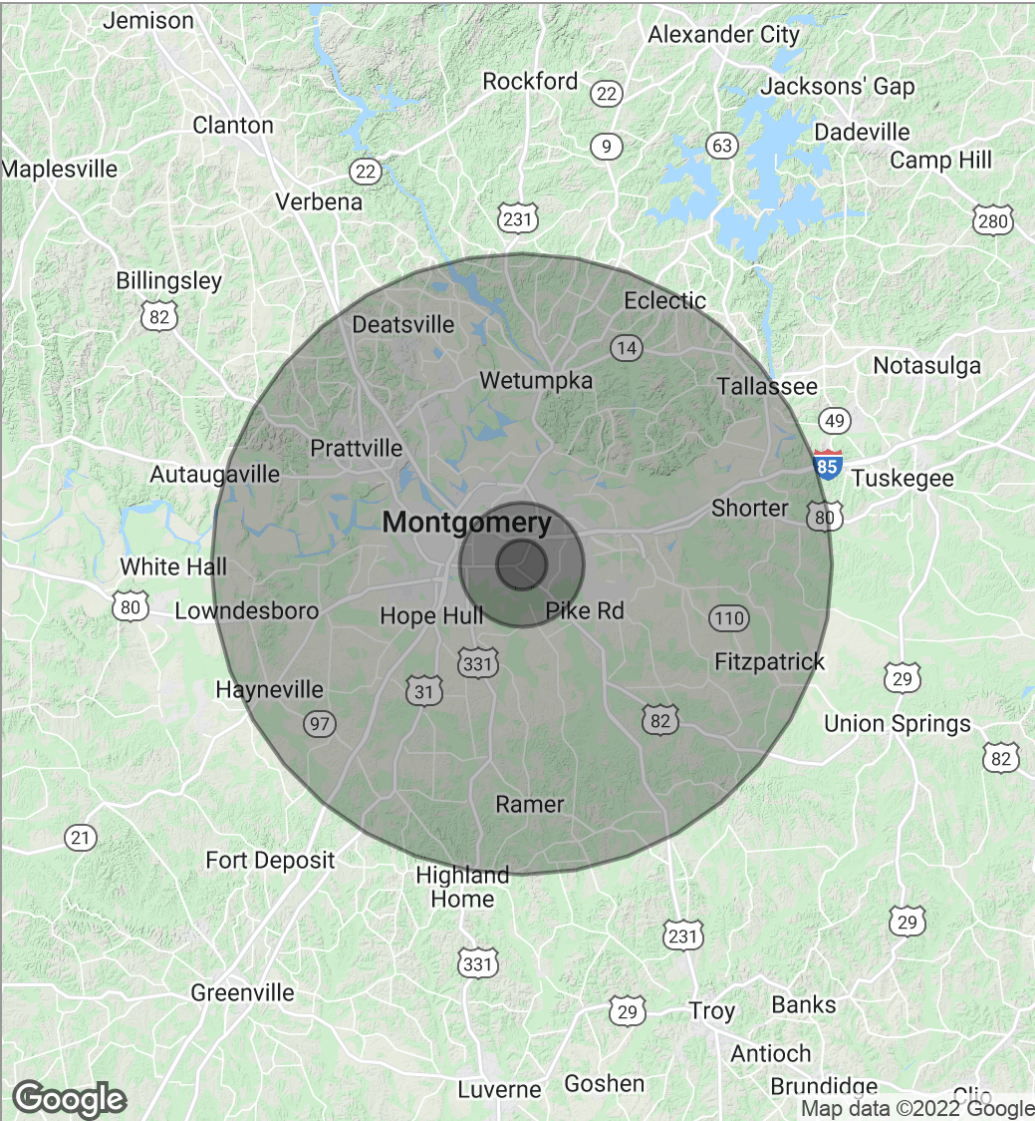
Aerial Map

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POPULATION	2 MILES	5 MILES	25 MILES
Total population	33,700	139,031	398,756
Median age	32.0	34.2	36.0
Median age (Male)	29.6	32.0	34.3
Median age (Female)	33.6	36.2	37.5
HOUSEHOLDS & INCOME	2 MILES	5 MILES	25 MILES
Total households	13,799	55,695	151,384
# of persons per HH	2.4	2.5	2.6
Average HH income	\$56,930	\$64,189	\$62,103
Average house value	\$144,791	\$193,340	\$179,298

* Demographic data derived from 2010 US Census

Broker Bio

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LOUISE JENNINGS-MCCULLAR

Principal Broker

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PROFESSIONAL BACKGROUND

Real Estate Southeast was founded in 2001 by Louise Jennings. As principal and an investor, Ms. Jennings is highly driven to provide positive results in the most efficient manner possible and understands the important responsibilities of creating value in retail properties, along with its day to day management and operations. With over 30 years of experience in the commercial real estate business, she also understands the importance of providing good service and delivering results. Ms. Jennings has redeveloped almost a million SF of retail space throughout the Southeast. This valuable experience is shared with the dedicated team at Real Estate Southeast. This team works diligently to keep tenants happy and properties running smoothly and profitably. Real Estate Southeast works closely with retailers, lenders, investors and industry professionals, earning a strong reputation for hands on service, delivering results. With extensive knowledge of the southeast markets, Real Estate Southeast is contracted to do market analysis and site selection. They worked with clients such as; ABC, DaVita, Dunkin Donuts, Honey Baked Ham and LifeChoice.

Louise Jennings and Real Estate Southeast are active in the community. Louise Jennings is a member of the Alabama Center for Real Estate Leadership Council (ACRE), International Council of Shopping Centers (ICSC), Prattville Millbrook Sunrise Rotary Club and First United Methodist Church. Jennings also serves on the following boards; Central Alabama Community Foundation, YMCA, Prattville Creative and Performing Arts Council,

MEMBERSHIPS

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