



0.88 ACRES JUST OFF EASTERN BLVD

2050 EASTERN BLVD, MONTGOMERY, ALABAMA 36116



retail
SPECIALISTS

BROOKS W. CORR, CCIM
P 205.314.0388
BROOKS@RETAILSPECIALISTS.COM

BILL CLEMENTS, CCIM
P 205.314.0383
BILL@RETAILSPECIALISTS.COM

AVAILABLE



○ PROPERTY

0.88 ACRES (38,429 SF) ON EASTERN BLVD NEXT DOOR TO LOWE'S AND DIRECTLY BEHIND NEWLY DEVELOPED VERIZON. OTHER NEARBY RETAILERS INCLUDE HOME DEPOT, BOOKS A MILLION, PETCO, GANDER MOUNTAIN AND MORE

○ ZONING

B-3, HIGHWAY COMMERCIAL DISTRICT

○ UTILITIES

ALL UTILITIES AVAILABLE

○ PRICE

CALL FOR PRICING

○ AVAILABLE

IMMEDIATELY

○ TRAFFIC

44,140 VPD (EASTERN BLVD/HWY 231)

○ DEMOGRAPHICS

<i>Distance</i>	<i>Population</i>	<i>Median Income</i>
1 MILES	9,515	\$45,323
3 MILES	72,028	\$51,066
5 MILES	156,730	\$52,382

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AVAILABLE



WINGATE
BY WYNDHAM

SITE
0.88 AC



verizon



- EX. MH
RIM: 272.66
INV.: 262.54
- REQ'D 3/4" TYPE K
DOMESTIC SERVICE
- REQ'D 3/4" COMPOUND
WATER METER
- REQ'D
3/4" SERVICE
SADDLE SLEEVE
- EX. 30" WATER MAIN
- EX. METAL POST
- EX. FIRE HYDRANT
- REQ'D 6" X 8"
SEWER TAP
- REQ'D 6" PVC SS
LATERAL (1.00%
MIN. SLOPE)
- EX. 8" SS LINE

EASTERN BLVD
EASTERN BOULEVARD
1000' R/W