

MONTGOMERY TOWN CENTER

4049-4075 Eastern Blvd, Montgomery, AL 36116



PROPERTY DESCRIPTION

Aronov Realty Brokerage, Inc. is pleased to offer the opportunity to lease space at Montgomery Towne Center.

LOCATION DESCRIPTION

On the Corner of the Eastern Boulevard and Troy Highway, next door to Super-Walmart.

PROPERTY HIGHLIGHTS

- Will Divide Large Spaces
- Combined ADT of 83,000

OFFERING SUMMARY

Lease Rate:	\$8.00 - 12.00 SF/yr (MG)
Available SF:	1,600 - 27,250 SF
Building Size:	221,630 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,962	25,549	56,121
Total Population	9,702	62,690	141,159
Average HH Income	\$51,441	\$62,686	\$62,415

PRESENTED BY:

Frank Potts SIOR/CCIM

David Potts

Exclusive Agent

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LEASE TYPE | MG **TOTAL SPACE** | 1,600 - 27,250 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$8.00 - \$12.00 SF/yr



AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 2A	Available	1,600 SF	Modified Gross	\$8.00 - \$12.00 SF/yr	-
Suite 8	Available	14,040 SF	Modified Gross	\$8.00 - \$12.00 SF/yr	-
Suite 1	Available	27,250 SF	Modified Gross	\$8.00 - \$12.00 SF/yr	-

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