

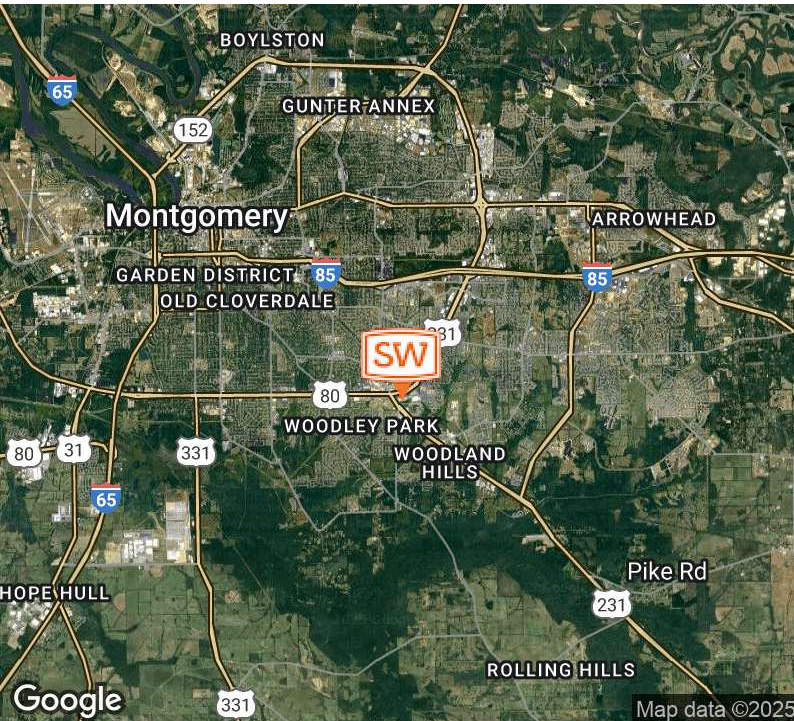
FOR SALE OR LEASE

Former Winn-Dixie

4035 Eastern Blvd, Montgomery, AL 36116



**SHANNON
WALTCHACK**



OFFERING SUMMARY

Building Size:	51,130 SF
Sale Price:	\$1,500,000
Lease Rate:	\$8.00 SF/yr (NNN)
Acreage:	4.76

PROPERTY DETAILS

- Anchor space available within the densely populated retail corridor of Montgomery
- Former Winn-Dixie grocery store
- Ample Parking
- Great monument signage, 47,000 VPD
- High traffic co-tenants include: Roses Discount, Babcock&More, Surplus Warehouse, and more!
- Full access

KEITH SHAMBLIN

205.515.1752

ks@shanwalt.com

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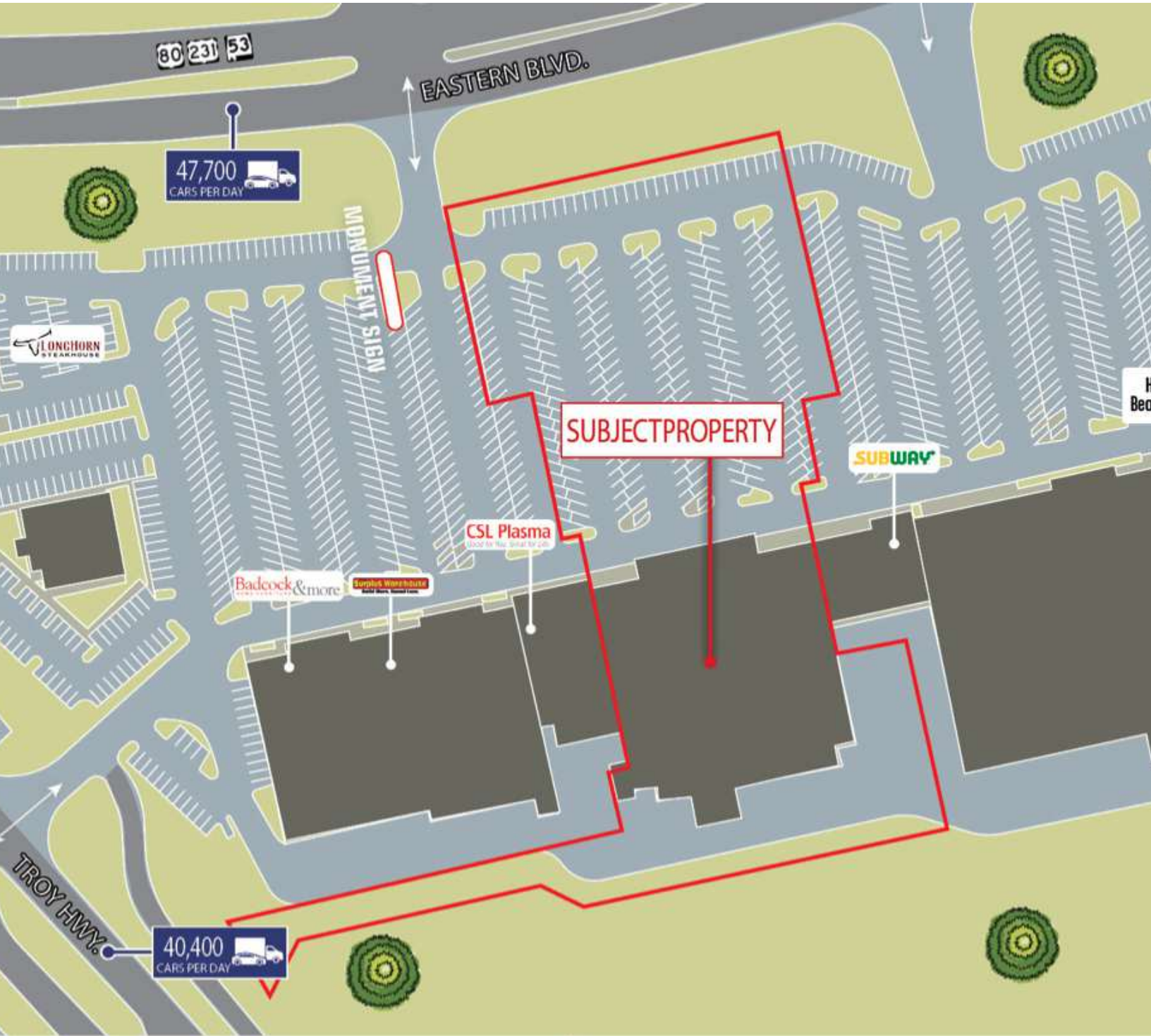
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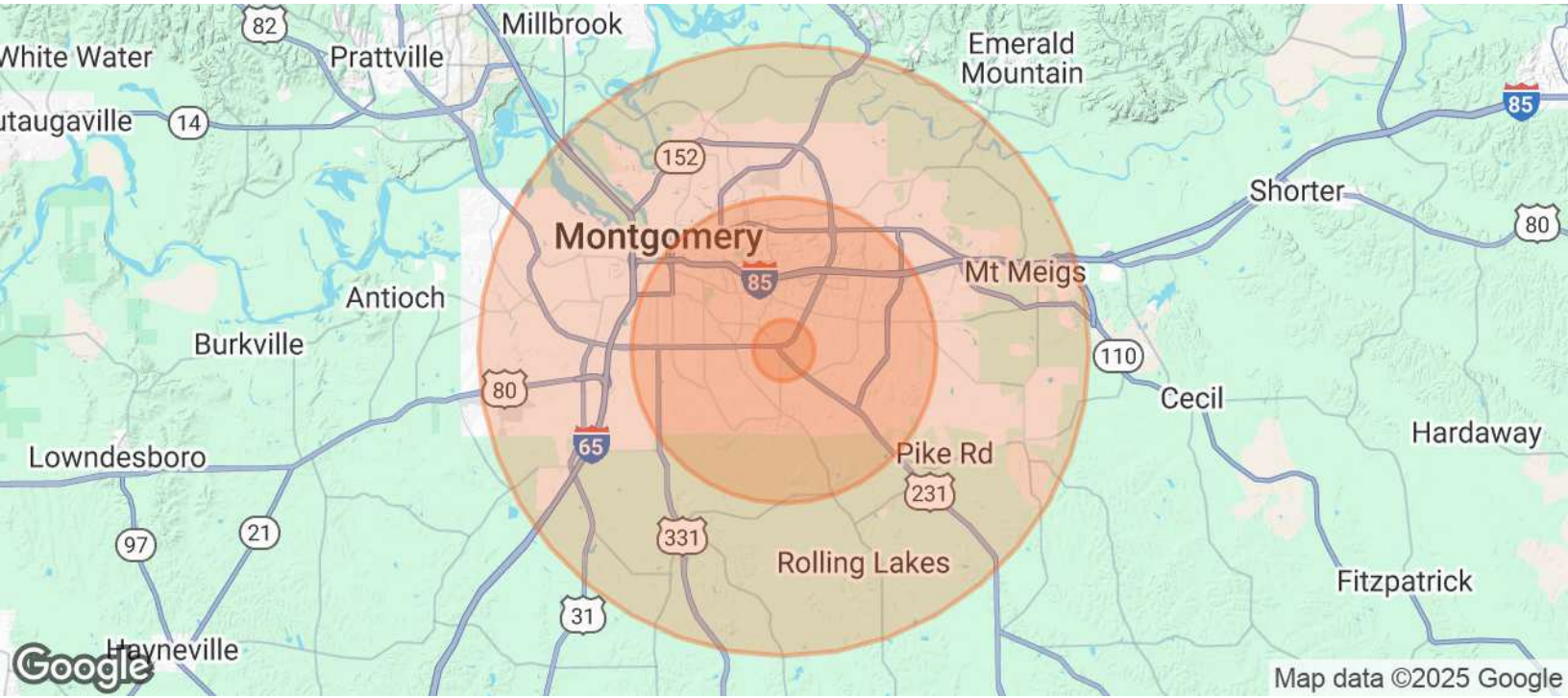
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	12,053	128,677	209,306
Average Age	30.7	36.9	37.3
Average Age (Male)	24.9	33.6	34.5
Average Age (Female)	32.1	39.1	39.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,292	61,761	97,226
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$41,766	\$58,369	\$60,621
Average House Value	\$83,763	\$128,220	\$137,319

2020 American Community Survey (ACS)

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