

# Available: Outparcel to Walmart Neighborhood Market

1600 Federal Drive | Montgomery, AL



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## Available Outparcel

1600 Federal Drive  
Montgomery, AL

\* Outparcel to Walmart  
Neighborhood Market!

### Property Specifications

PARCEL SIZE

1.4 AC



### About the Property

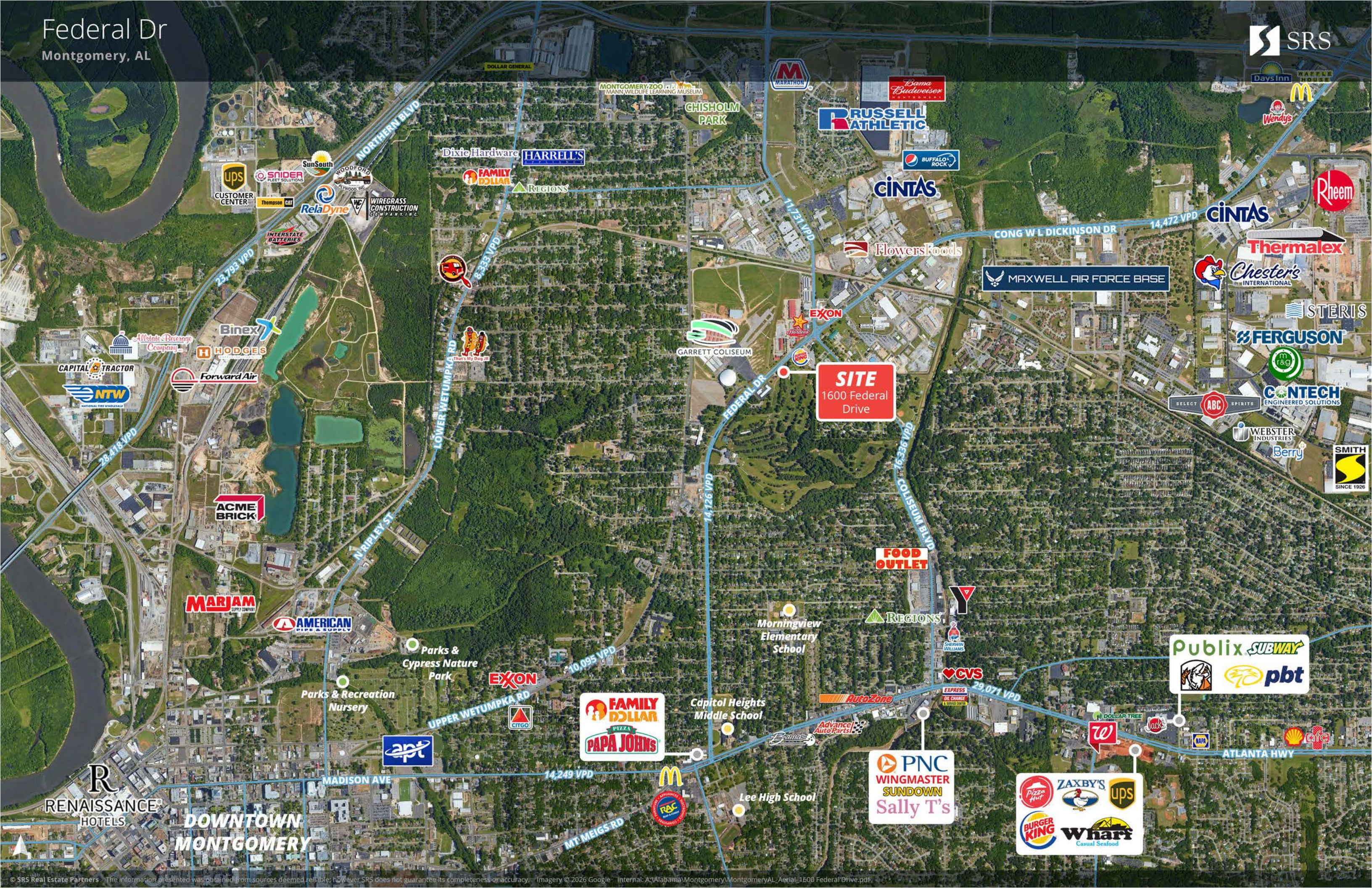
- Outparcel site located adjacent to Walmart Neighborhood Market & Fuel with over 1M visits in 2025 (Placer.ai)
- Rough graded, detention, and utilities available at site
- Adjacent to The Alabama Agriculture Center, an 118 acre multipurpose complex that includes the Garrett Coliseum (10,000+ occupancy) that is currently undergoing a \$20 million renovation
- Area includes the Alabama National Guard headquarters, State Troopers Office, US Marine Corps Reserve Center, ALDOT, ADEM, Maxwell Air Force Base Gunter Annex

### Join These Nearby Retailers & POIs



Federal Dr  
Montgomery, AL

SRS



**SITE**  
1600 Federal Drive

**FOOD OUTLET**

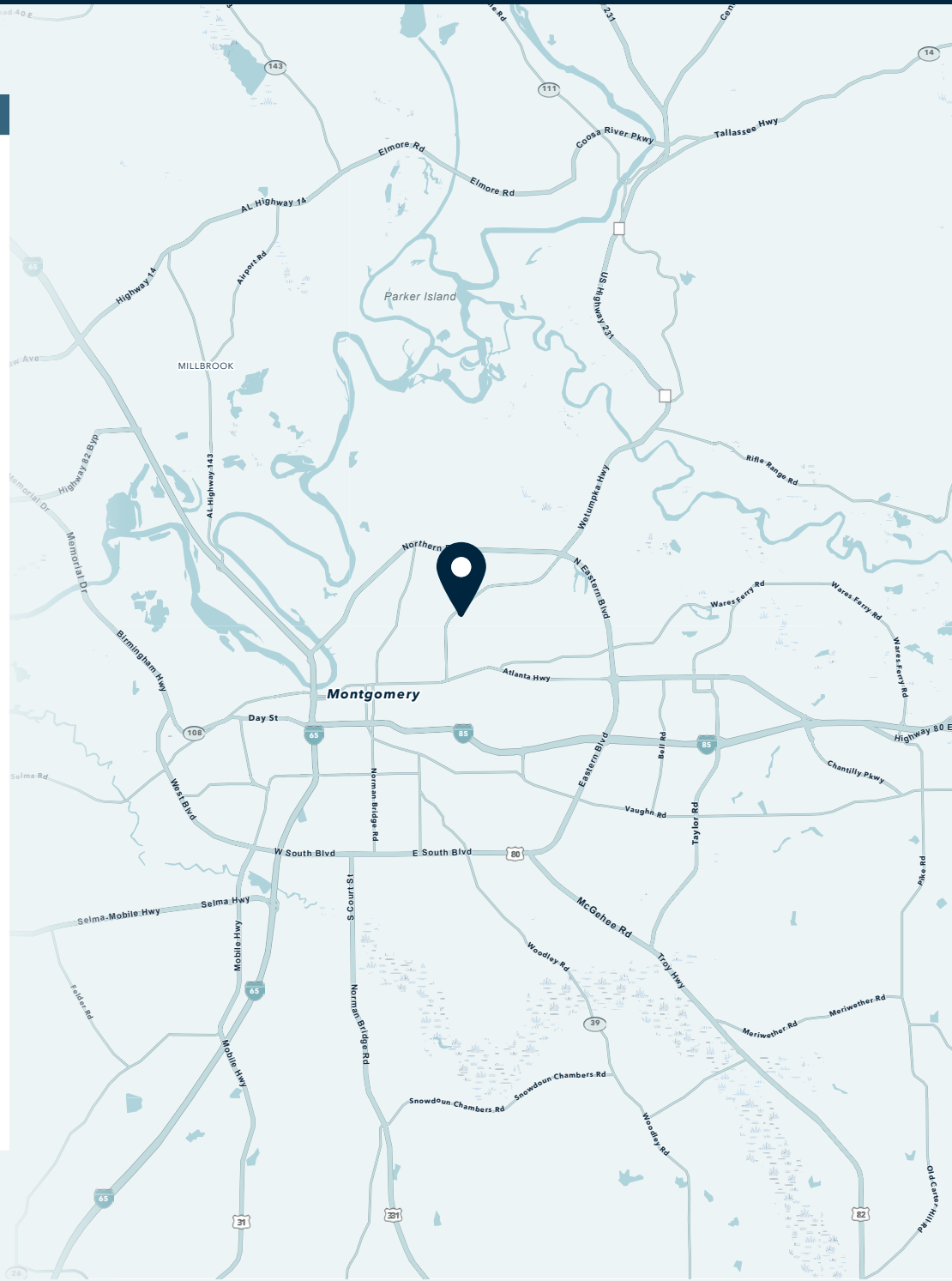
**DOWNTOWN MONTGOMERY**





## Area Snapshot

| Population                                  | 3 MILES  | 5 MILES  | 10 MILES |
|---|----------|----------|----------|
| 2025 Estimated Population                   | 42,772   | 102,385  | 230,214  |
| 2030 Projected Population                   | 42,030   | 100,749  | 228,298  |
| Projected Annual Growth 2025 to 2030        | -0.35%   | -0.32%   | -0.17%   |
| <b>Daytime Population</b>                   |          |          |          |
| 2025 Daytime Population                     | 73,592   | 141,859  | 270,860  |
| Workers                                     | 49,286   | 86,749   | 148,418  |
| Residents                                   | 24,306   | 55,110   | 122,442  |
| <b>Income</b>                               |          |          |          |
| 2025 Est. Average Household Income          | \$68,803 | \$76,476 | \$82,442 |
| 2025 Est. Median Household Income           | \$53,302 | \$57,292 | \$62,327 |
| <b>Households &amp; Growth</b>              |          |          |          |
| 2025 Estimated Households                   | 17,918   | 43,214   | 96,181   |
| 2030 Projected Households                   | 17,813   | 42,979   | 96,622   |
| Projected Annual Growth 2025 to 2030        | -0.12%   | -0.11%   | 0.09%    |
| <b>Race &amp; Ethnicity</b>                 |          |          |          |
| 2025 Est. White                             | 38%      | 32%      | 32%      |
| 2025 Est. Black or African American         | 50%      | 58%      | 57%      |
| 2025 Est. Asian or Pacific Islander         | 1%       | 2%       | 4%       |
| 2025 Est. American Indian or Native Alaskan | 1%       | 0%       | 0%       |
| 2025 Est. Other Races                       | 10%      | 7%       | 7%       |
| 2025 Est. Hispanic                          | 8%       | 6%       | 5%       |



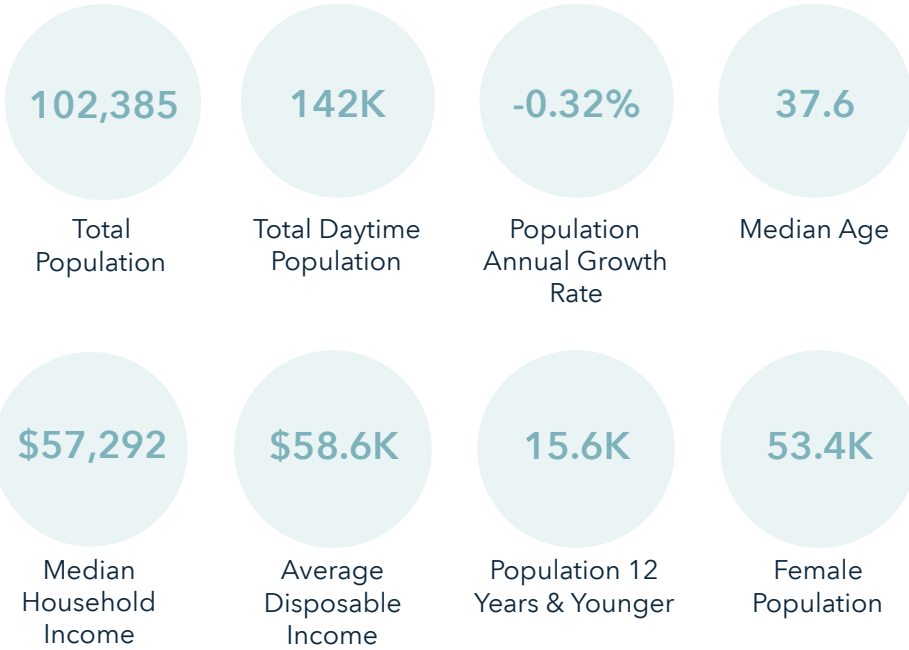
**Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri

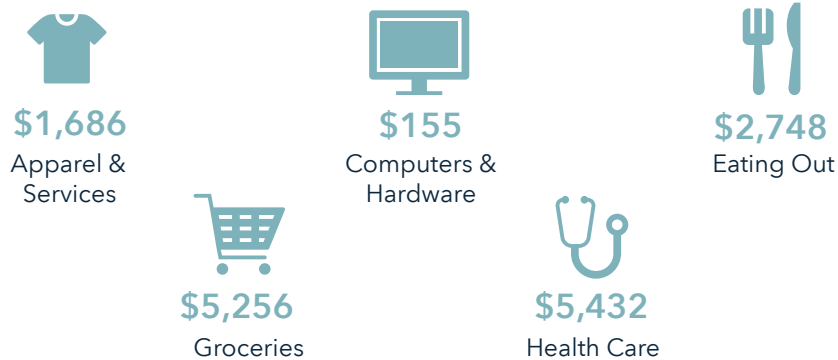


## Ring of 5 Miles

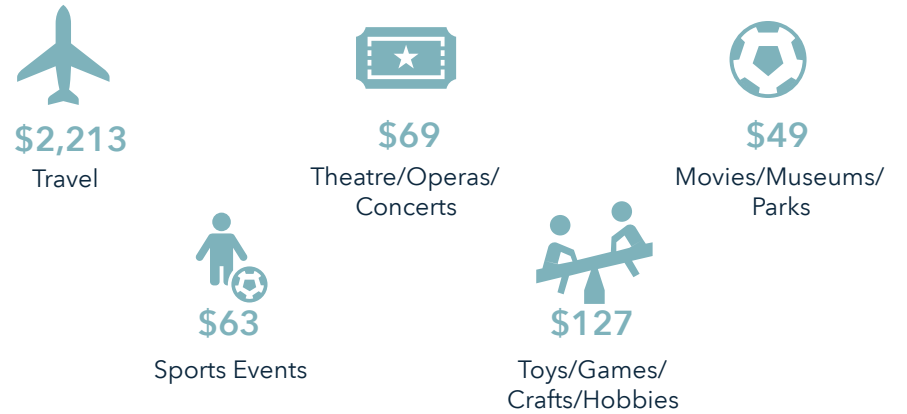
### Key Facts



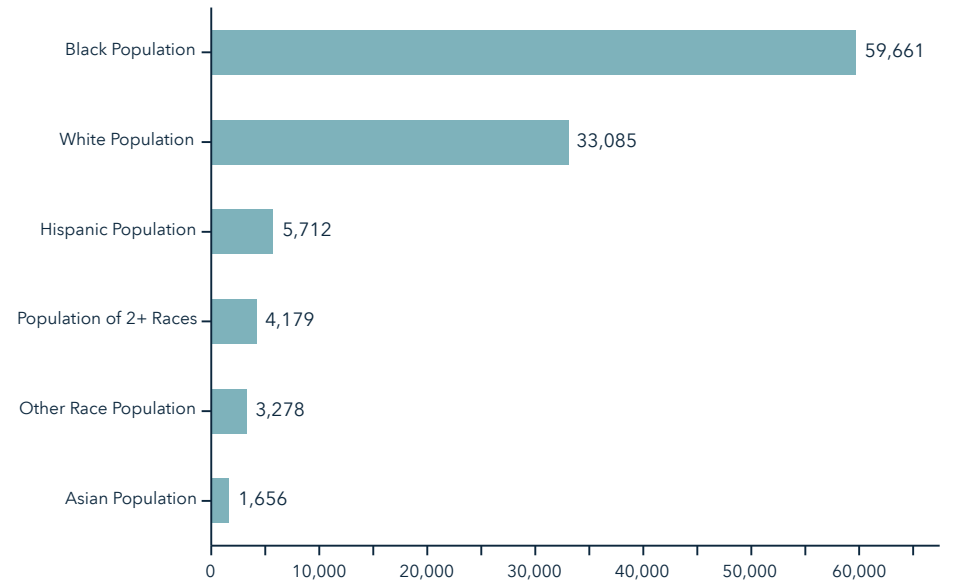
### Annual Household Spending



### Annual Lifestyle Spending



### Race





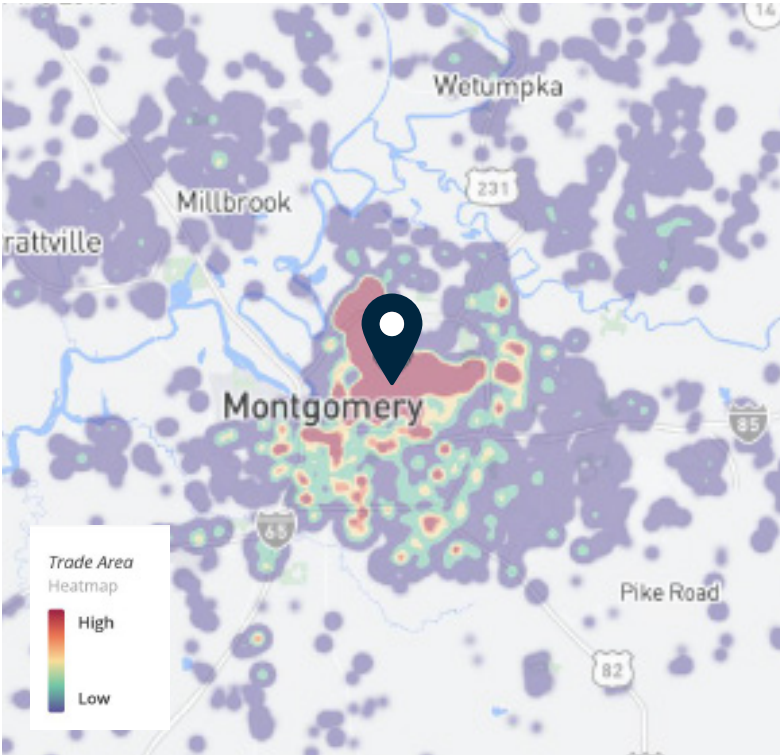
## Data for 06/03/2025 - 06/02/2026



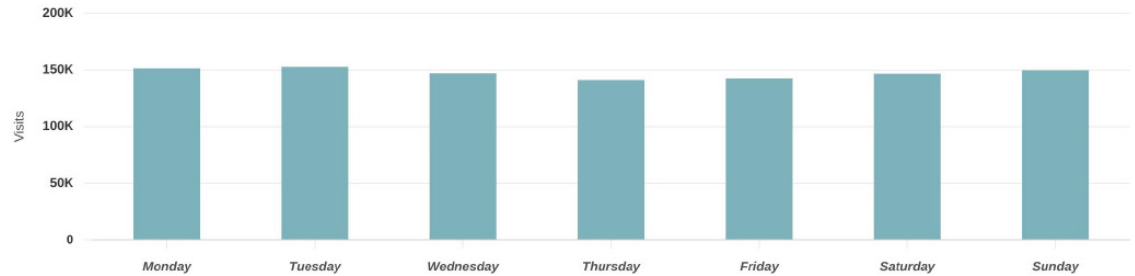
### VISITS TREND



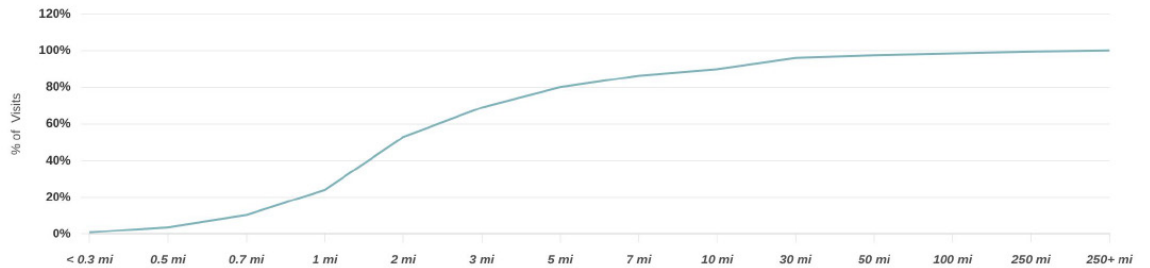
### TRADE AREA



### DAILY VISITS



### TRADE AREA COVERAGE BY DISTANCE





## About Montgomery, AL

As the state capital, Montgomery benefits from a strong and diverse economic base anchored by state government, military operations, healthcare, and education. Centrally positioned at the intersection of I-65 and I-85, the city offers direct access to Birmingham, Mobile, Atlanta, and the Florida Panhandle, allowing Montgomery to function as a regional retail hub that draws consumers from both the city and surrounding counties, effectively expanding the trade area.

Montgomery features established retail corridors including Eastern Boulevard, Atlanta Highway, and Taylor Road, where national retailers and restaurant brands thrive. These corridors benefit from high traffic counts, strong visibility, and convenient accessibility, making them well suited for a wide range of retail uses. Continued redevelopment, infill opportunities, and residential growth further support both neighborhood-serving retail and larger destination concepts.

### WHY MONTGOMERY?

*One of the top 40 Most Important American places of the last 40 years. ~ USA Today*

## Montgomery by the Numbers (2025)

388,119  
**POPULATION**

39.7  
**MEDIAN AGE**

156,625  
**ESTIMATED HOUSEHOLDS**

\$86,866  
**AVERAGE HH INCOME**

13,488  
**TOTAL BUSINESSES**

182,219  
**EMPLOYEES**



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**SRS REAL ESTATE PARTNERS**

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