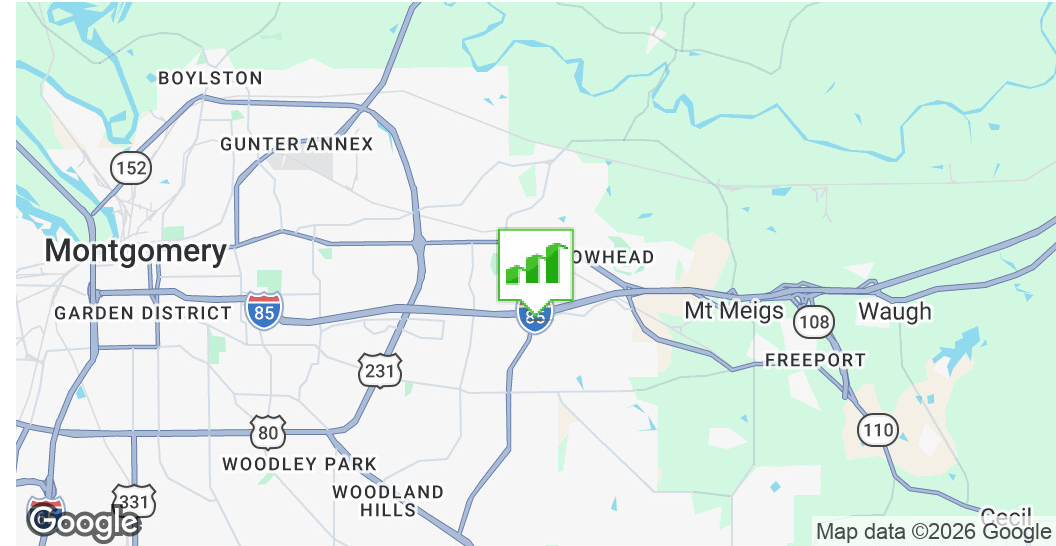


6971 EASTCHASE LOOP

MONTGOMERY, AL 36117

FOR SALE & LEASE



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Montgomery, AL! This 5,040 SF building is nestled within The Shoppes At Eastchase, offering an unparalleled location within a bustling retail hub. Built in 2003 and comprising 124 units, this property is zoned PUD, presenting a versatile canvas for retail or street retail endeavors. With an ideal footprint in the desirable East Montgomery area, this establishment is perfectly positioned to cater to the city's fastest-growing neighborhoods.

OFFERING SUMMARY

Sale Price:	\$1,250,000
Lease Rate:	\$24.00 SF/YR
Lot Size:	± 0.69 AC
Building Size:	± 5,040 SF
Zoning:	PUD

GENE CODY, CCIM, SIOR

334.386.2441
gcody@mcrrmpm.com

PROPERTY HIGHLIGHTS

- Located within The Shoppes At Eastchase- With over 6.1MILLION visitors every year & more than 85 stores and restaurants- the center is anchored by Dillard's, Target, Kohl's, and H&M
- Other National Tenants nearby- Costco, Old Navy, Dick's Sporting Goods, Texas Roadhouse, Academy Sports & Outdoors & several other Retailers, Restaurants and Hotels
- Located in desirable East Montgomery- the fastest growing area of Montgomery
- Surrounded by some of Montgomery's most Affluent Neighborhoods: Wynlakes, Sturbridge, Halcyon & Wynhurst
- ±0.2 miles from Taylor Road, with a traffic count of ±43,762 AADT
- ±0.5 miles from I-85
- ±1.2 miles from Auburn University Montgomery- It has a total undergraduate enrollment of 3,757 (fall 2022), and the campus size is 500 acres
- ±10 miles from Downtown Montgomery

MOORE COMPANY REALTY

312 Catoma Street, Suite 200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com



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Aerial



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6971 EASTCHASE LOOP

MONTGOMERY, AL 36117

Demographics

DEMOGRAPHIC SUMMARY

6971 Eastchase Loop, Montgomery, Alabama, 36117

Ring of 3 miles

KEY FACTS

48,947

Population



21,910

Households

38.2

Median Age

\$54,972

Median Disposable Income

EDUCATION

4%

No High School Diploma



19%

High School Graduate



27%

Some College



49%

Bachelor's/Grad/Prof Degree

INCOME



\$68,974

Median Household Income



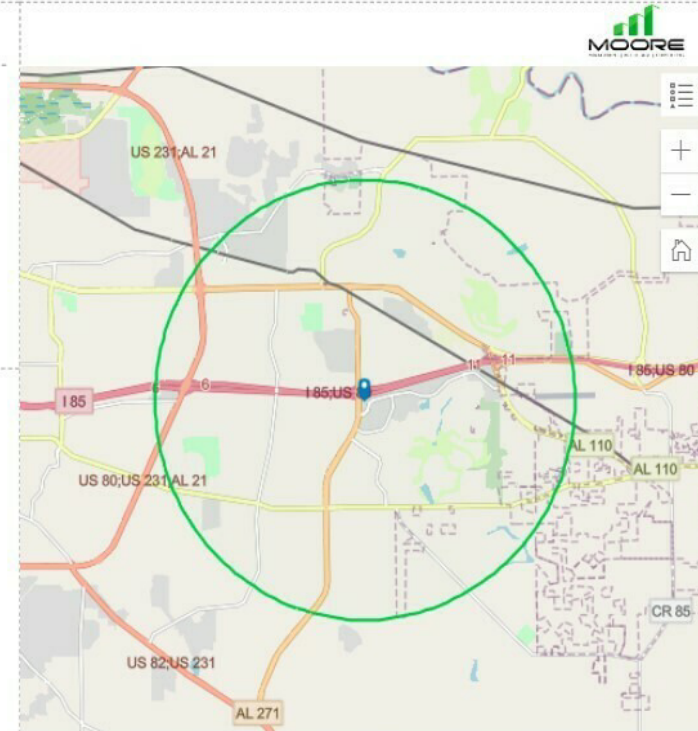
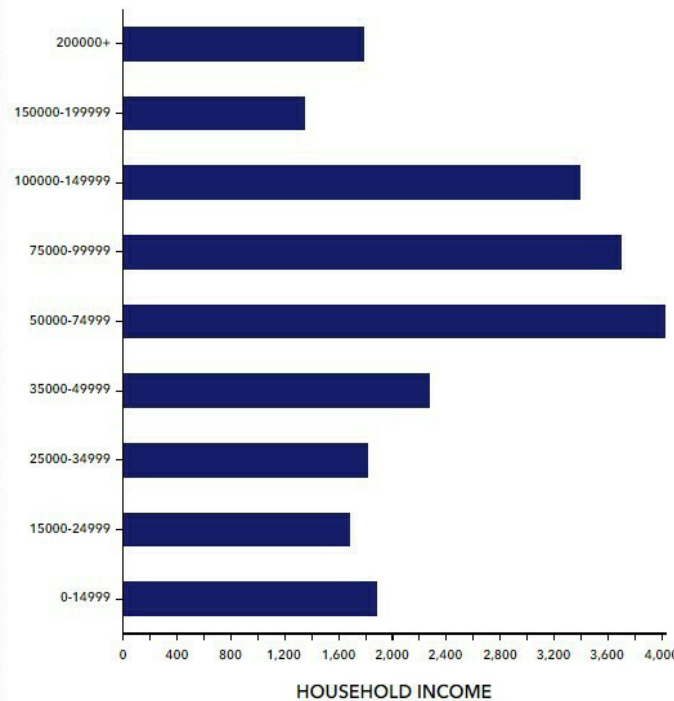
\$43,947

Per Capita Income



\$134,617

Median Net Worth



EMPLOYMENT



72%

White Collar



18%

Blue Collar



12%

Services

2.7%

Unemployment Rate

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