



Montgomery Promenade

2450-2774 Eastern Blvd.

Montgomery, AL 36117



FOR LEASE

Property Highlights

- Spaces Available from 1,400 SF to 4,186 SF
- One of the most heavily traveled intersections in Montgomery
- Located 1.2 miles from I-85
- Join Floor & Decor, Ollie's, Guitar Center, Dollar Tree and other national retailers!
- New Boot Barn & Chipotle coming soon!
- Other nearby retailers include Home Depot, Lowe's, TJ Maxx & Harbor Freight



SQ FT
1,400-4,186



TRAFFIC
56,612 VPD



ACCESS
1.2 miles
from I-85

Demographics

1 mile

3 mile

5 mile

	1 mile	3 mile	5 mile
Population	9,584	69,688	150,196
Households	4,787	29,815	61,277
Daytime Pop	10,125	81,039	181,532
Avg HH Income	\$48,851	\$46,935	\$50,275

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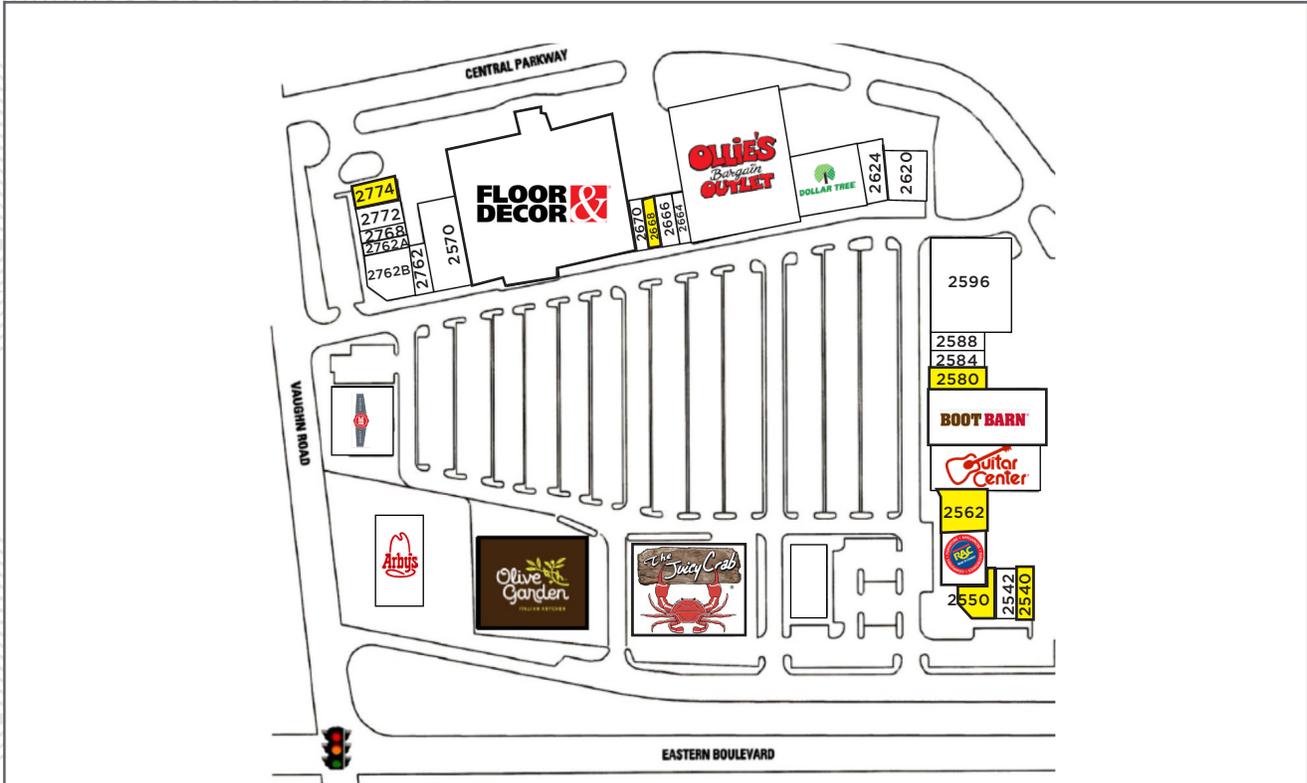


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Site Plan



SUITE	TENANT	SPACE SIZE
2540	Vacant	1,423 SF
2542	Malone Staffing	2,800 SF
2550	Available	3,168 SF
2558	Rent-A-Center	5,600 SF
2562	Available	4,186 SF
2572	Guitar Center	13,474 SF
2576	Boot Barn	13,524 SF
2580	Available	2,700 SF
2584	ALOE Event Center	2,700 SF
2588	ALOE Event Center	2,640 SF
2596	ALOE Event Center	18,036 SF
2624	Serendipity Uniforms	3,000 SF
2620	Security Office	4,258 SF

SUITE	TENANT	SPACE SIZE
2640	Dollar Tree	10,800 SF
2654	Ollie's Bargain Outlet	36,000 SF
2664	Quick Credit	1,518 SF
2666	Massage Therapy	1,400 SF
2668	Available	1,400 SF
2670	Nail Salon	1,750 SF
2730	Floor & Decor	50,874 SF
2750	Rainbow	12,000 SF
2762 A & B	Beauty & Beyond	6,935 SF
2768	Z Beautiq and Spa	1,400 SF
2772	Cosmo Prof	2,100 SF
2774	Available	2,100 SF

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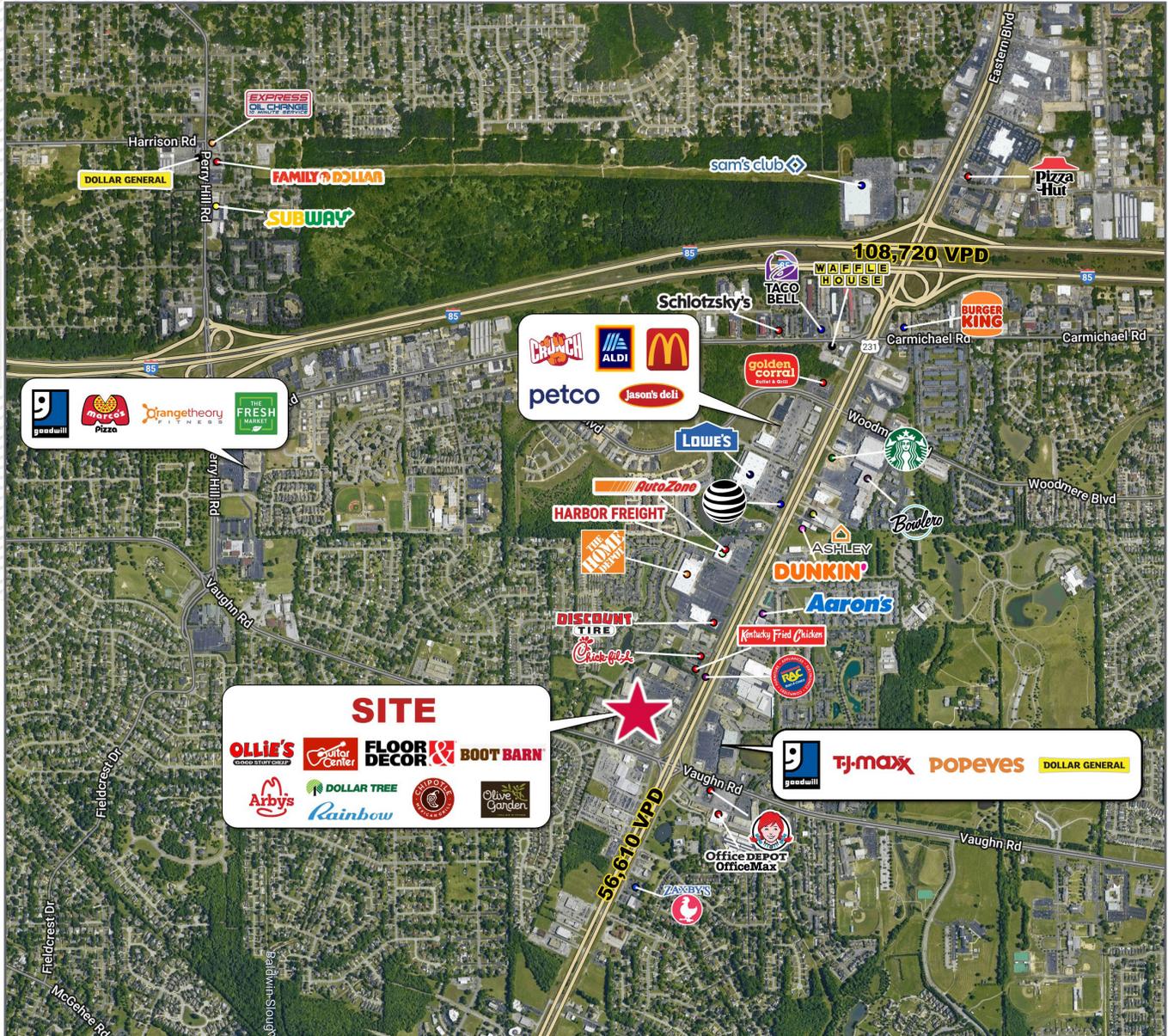


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Market Aerial



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