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Your Retail Real Estate Experts

# Mixed-Use Retail Available

79 Commerce Street Downtown Montgomery, AL 36104



**FOR LEASE**

## Property Highlights

- Available: 2,985 SF office space, 4,333 SF grey shell and 6,200 SF fully built out restaurant
- Join Eugene's Hot Chicken - NOW OPEN!
- Located within walking distance to some of the city's greatest attractions: Riverfront Park, the Renaissance Hotel, Montgomery's Riverwalk Stadium and several popular restaurants
- Ground floor retail located beneath 54 Class-A, environmentally friendly apartment units
- Several paid parking decks and lots within close proximity



SQ FT

2,985-6,200



TRAFFIC

32,000 VPD



ACCESS

Downtown

## Demographics

1 mile

3 mile

5 mile

Population	3,132	43,888	97,219
Households	1,370	17,121	39,119
Daytime Pop	23,244	86,423	148,874
Med HH Income	\$46,350	\$43,431	\$51,209

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# Site Plan

# 79C Montgomery

**79 Commerce St** Montgomery, AL 36104



SUITE	TENANT	SPACE SIZE
101	Available	6,200 SF
103	Krush Bar	2,000 SF
104	Available	2,985 SF
105	Available	4,333 SF
106	Eugene's Hot Chicken	2,500 SF

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# 79C Montgomery

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## Area Overview



## AREA HIGHLIGHTS

- 450+ new apartments have recently opened in the downtown area
- Hotel occupancy in the downtown area was up 12%, with the major hotels (Renaissance, Embassy Suites, Doubletree and Hampton Inn) representing 796 hotel rooms with an average 70% occupancy year around
- Attendance at Montgomery Biscuits games (Riverwalk Stadium, 0.3 miles away) was up to 168,751 for the 2023 season with games pulling an average of 2,557 fans to the area for each game
- 118-room, Staybridge Hotel now open next door!

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# 79C Montgomery

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## Downtown Montgomery

The downtown area includes many well-attended sporting venues including the Biscuits minor league baseball team, Alabama State University and numerous high school events.

Strong daytime employment base in downtown Montgomery with over 24,000 employees plus an additional 16,000 within a five-minute drive from the center of the Central Business District supplement the evening and weekend residential consumer base with an additional \$28 million in expenditure.

Montgomery's strength as a major center of government, military and education services provides a stable base of white-collar employment.

Downtown Montgomery has an estimated 23,000 office workers, 62% of whom go shopping during the workday. The average office worker also eats lunch at a restaurant three out of five days each week, spending \$8.60 per meal. On average, each worker can support a combined 30 square feet of retail and restaurant space.

Downtown supports over 7,000 hotel rooms (city-wide), a 140,000 square foot convention center, a 1,800 square foot performing arts center and contains over 30,000 seats between two stadiums and an amphitheater.

## Maxwell Airforce Base

Located just over two miles from 79 Commerce, Maxwell-Gunter serves a large population made up of over 12,500 active duty guard and reserve, family members, civilians, contractors and retirees. In addition, more than 20,000 students attend Air University schools each year.

The Maxwell-Gunter facility has a population of about 2,500 including families, civilians and contractors. The base has 41 temporary lodging buildings with about 2,300 rooms.

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