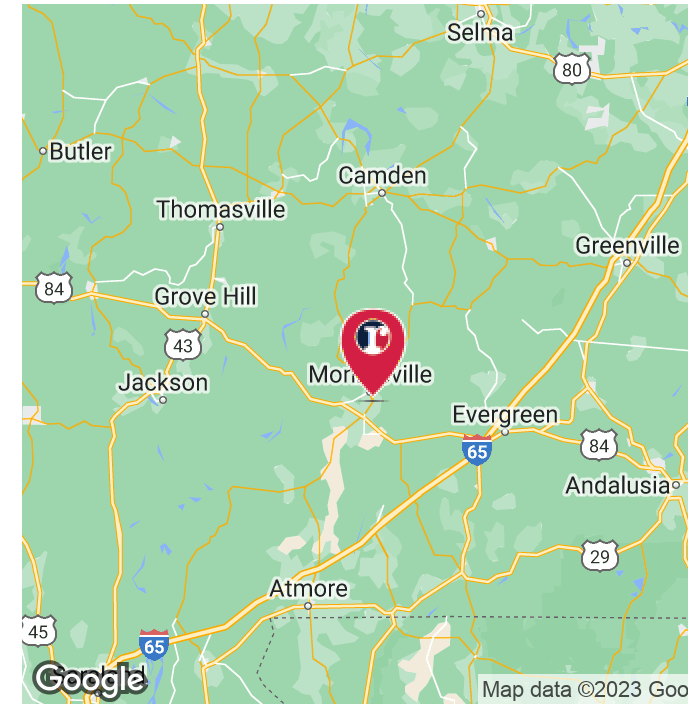


MONROE SQUARE SHOPPING CENTER

1834 S Alabama Ave. Monroeville, AL 36460



RETAIL PROPERTY FOR LEASE

Available Space in Monroe Square Shopping Center

Property Highlights

- AVAILABLE: 1,300 SF Endcap, 9,800 SF Inline Former Pharmacy & 46,422 SF Former Grocery Anchor Space
- Located on the highly traveled South Alabama Avenue
- Shopping Center is adjacent to Monroe County Hospital
- Great visibility and access located a signalized intersection with multiple ingress/egress points
- Retailers in the market include Walmart, Tractor Supply, Walgreens, and multiple QSRs
- 1 mile from Costal Alabama Community College: Monroeville Campus & 1.2 miles from Monroe County High School

Demographics	3 Miles	5 Miles	10 Miles
Total Households	2,626	4,377	7,306
Total Population	5,665	8,922	14,165
Daytime Population	9,294	11,862	17,297
Median HH Income	\$43,112	\$41,394	\$37,477

Traffic Counts

16,025 VPD

JOE STRAUSS, CCIM
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jstrauss@retailspecialists.com

WALKER REICH
205.490.2823
walker@retailspecialists.com

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MARKET AERIAL | **FOR LEASE**



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AVAILABLE SPACES | FOR LEASE



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ANCHOR SPACE PHOTOS | FOR LEASE



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FORMER RITE-AID SPACE | **FOR LEASE**



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ADDITIONAL PHOTOS | **FOR LEASE**

**MONROE COUNTY
HOSPITAL
46 BEDS**

**MONROE
SQUARE**



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