

# MONROEVILLE MARKETPLACE

3371 S Alabama Ave., Monroeville, AL 36460



## RETAIL PROPERTY FOR LEASE

ONE Space Remaining

### Property Highlights

- High traffic Walmart Shadow Center
- One 3,200 SF inline space available
- Strong national tenants including Dollar Tree, CATO, Shoe Show, Verizon
- Walmart serves a 25+ mile trade area
- Monroeville is centrally located 90 miles north of Mobile and 90 miles south from the state capital, Montgomery

Demographics	3 Miles	5 Miles	10 Miles
Total Households	2,220	4,568	6,796
Total Population	5,370	11,600	17,127
Median HH Income	\$41,638	\$38,541	\$34,829

### Traffic Counts

16,025 VPD

**WALKER REICH**

205.490.2823

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**JOE STRAUSS, CCIM**

205.490.2831

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## MARKET AERIAL | FOR LEASE



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WALMART CENTER | FOR LEASE



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SITE PLAN | FOR LEASE



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# MONROEVILLE MARKETPLACE

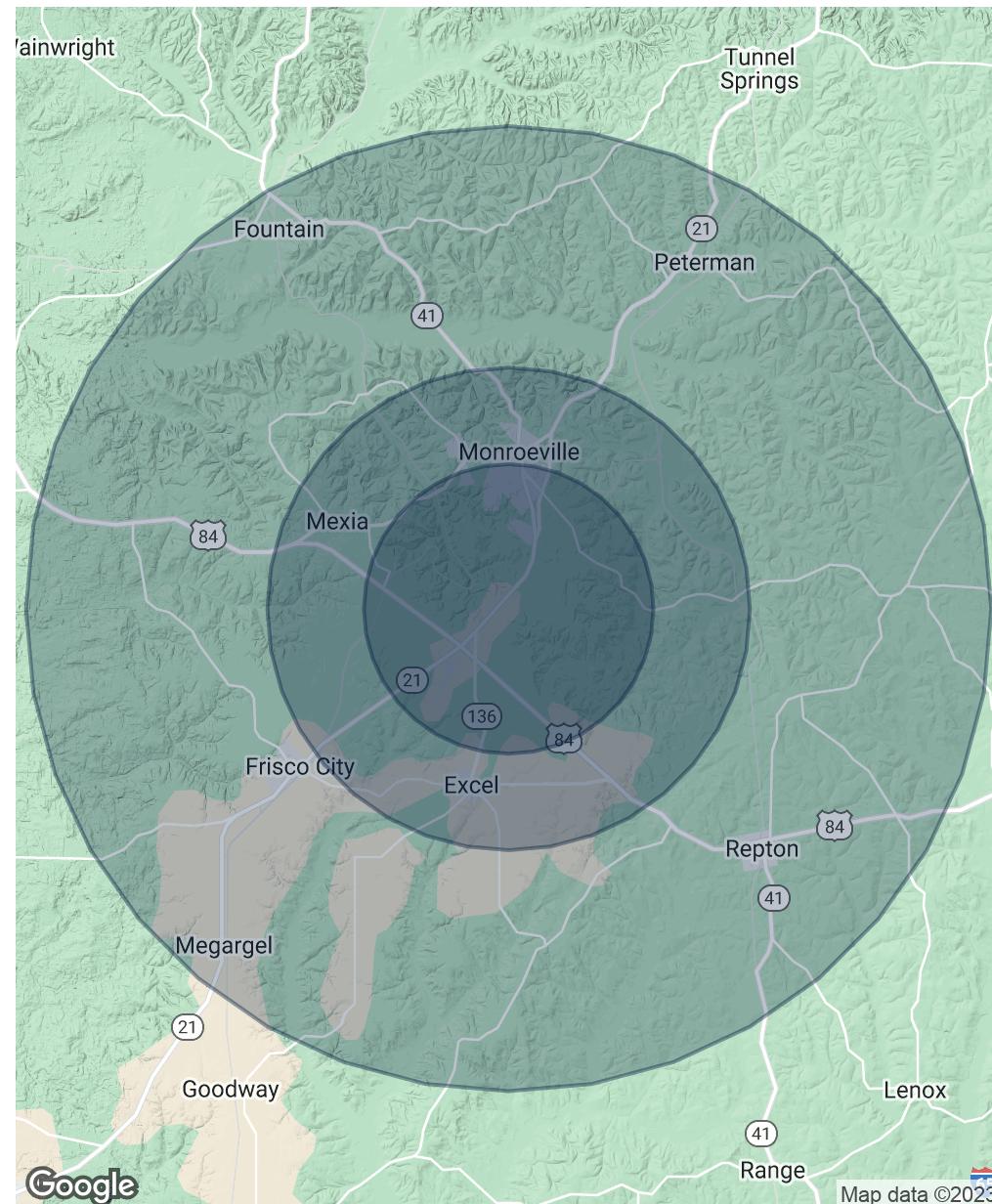
3371 S Alabama Ave., Monroeville, AL 36460

DEMOGRAPHICS MAP & REPORT | FOR LEASE

Population	3 Miles	5 Miles	10 Miles
Total Population	5,370	11,600	17,127
Average Age	41.3	39.5	40.3
Average Age (Male)	39.0	38.1	39.1
Average Age (Female)	43.5	42.4	42.4

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	2,220	4,568	6,796
# of Persons per HH	2.4	2.5	2.5
Average House Value	\$168,149	\$153,386	\$140,729
Median HH Income	\$41,638	\$38,541	\$34,829

\* Demographic data derived from SiteWise Pro



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