



retail specialists

Your Retail Real Estate Experts

3,186 SF Space with Patio

2450-2774 Eastern Blvd.

Montgomery, AL 36117



FOR LEASE

Property Highlights

- Highly visible 3,168 SF space with patio space available
- Landlord willing to incentivize medical or restaurant use
- Heavily trafficked corner with 56,000+ VPD
- Located 1.2 miles from I-85
- Join Floor & Décor, Ollie's, Boot Barn (new), Guitar Center, Dollar Tree, Olive Garden & Chipotle (new)!



SQ FT
3,168



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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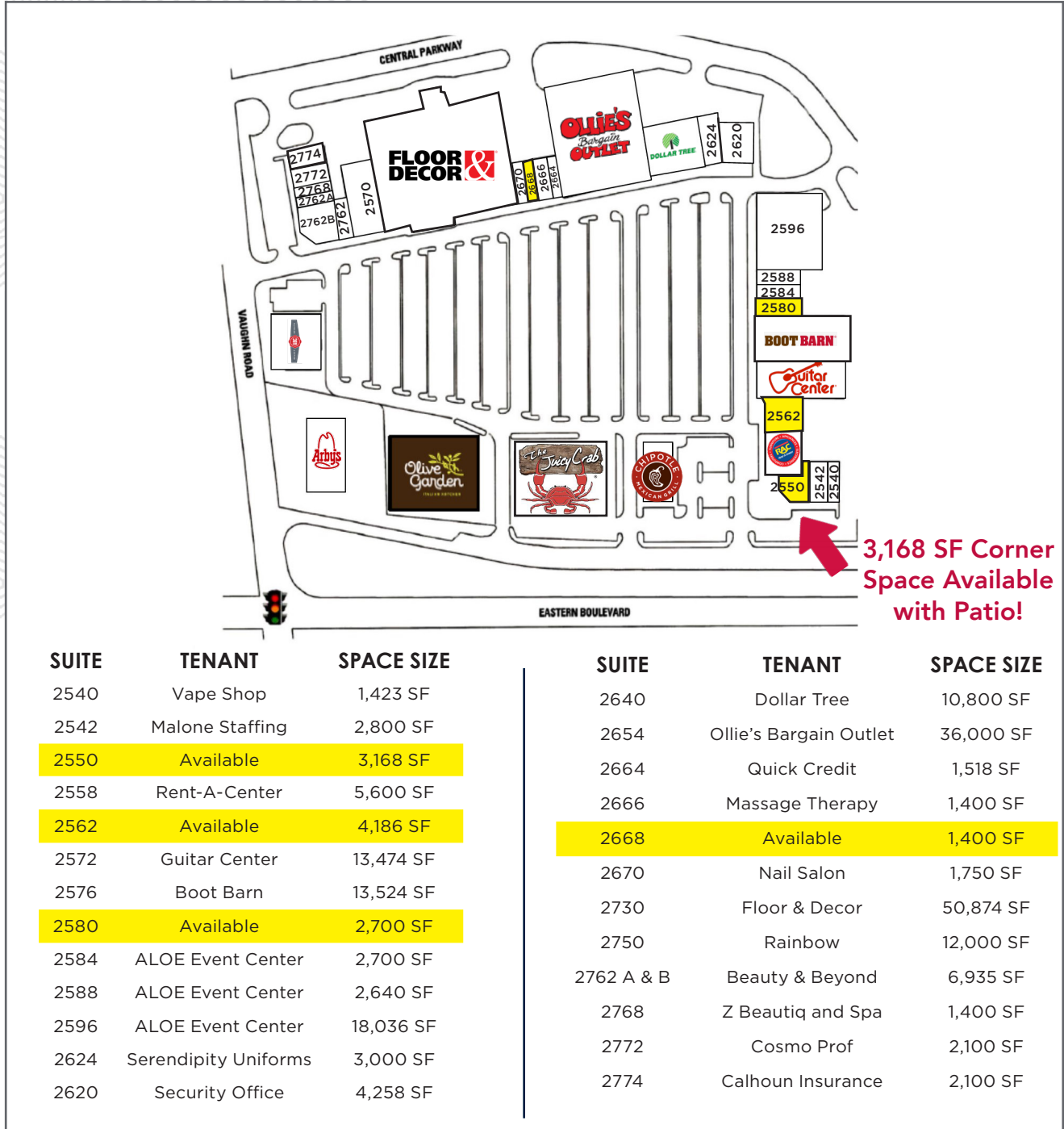


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Montgomery Promenade

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Site Plan



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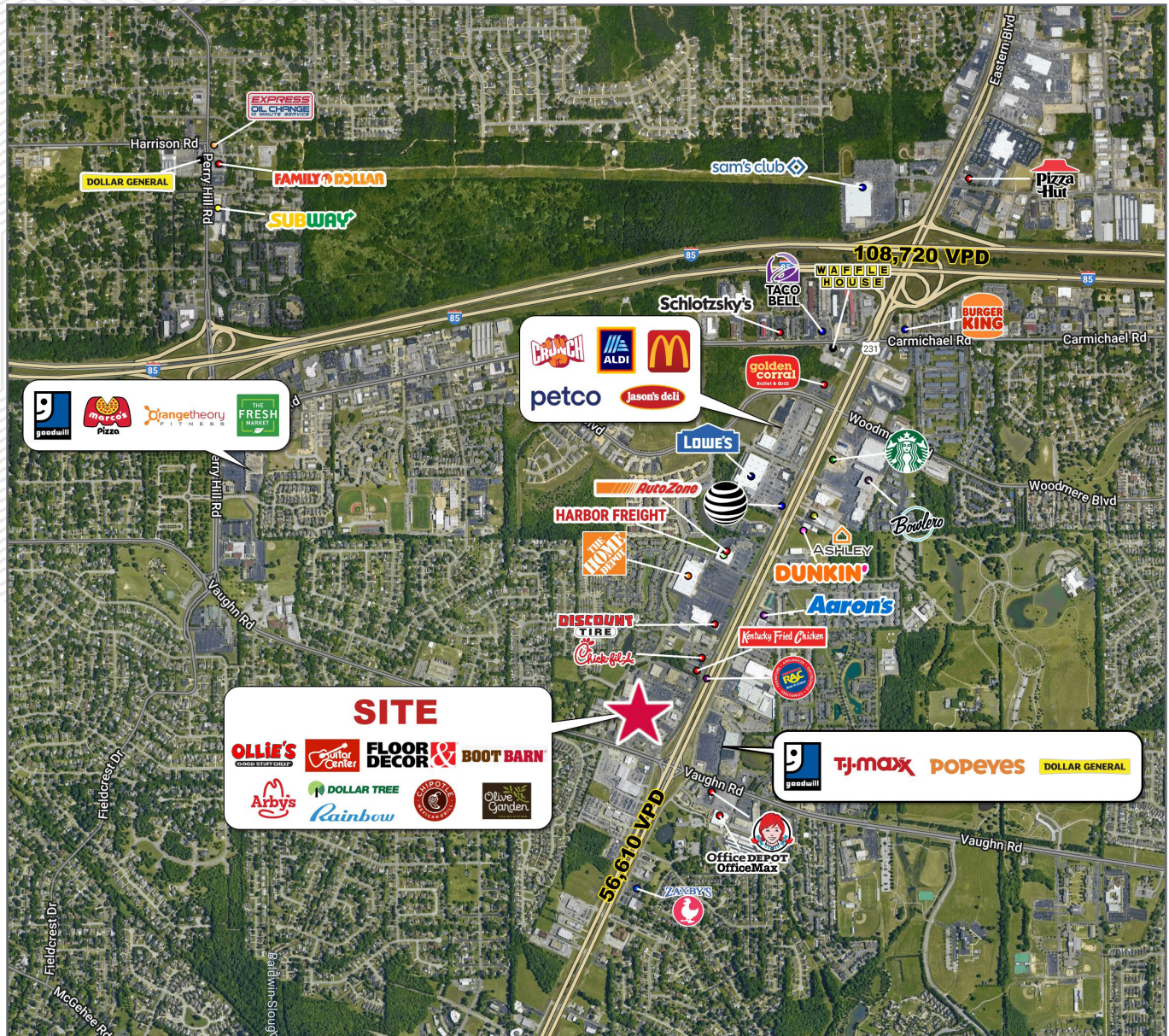


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Market Aerial



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