

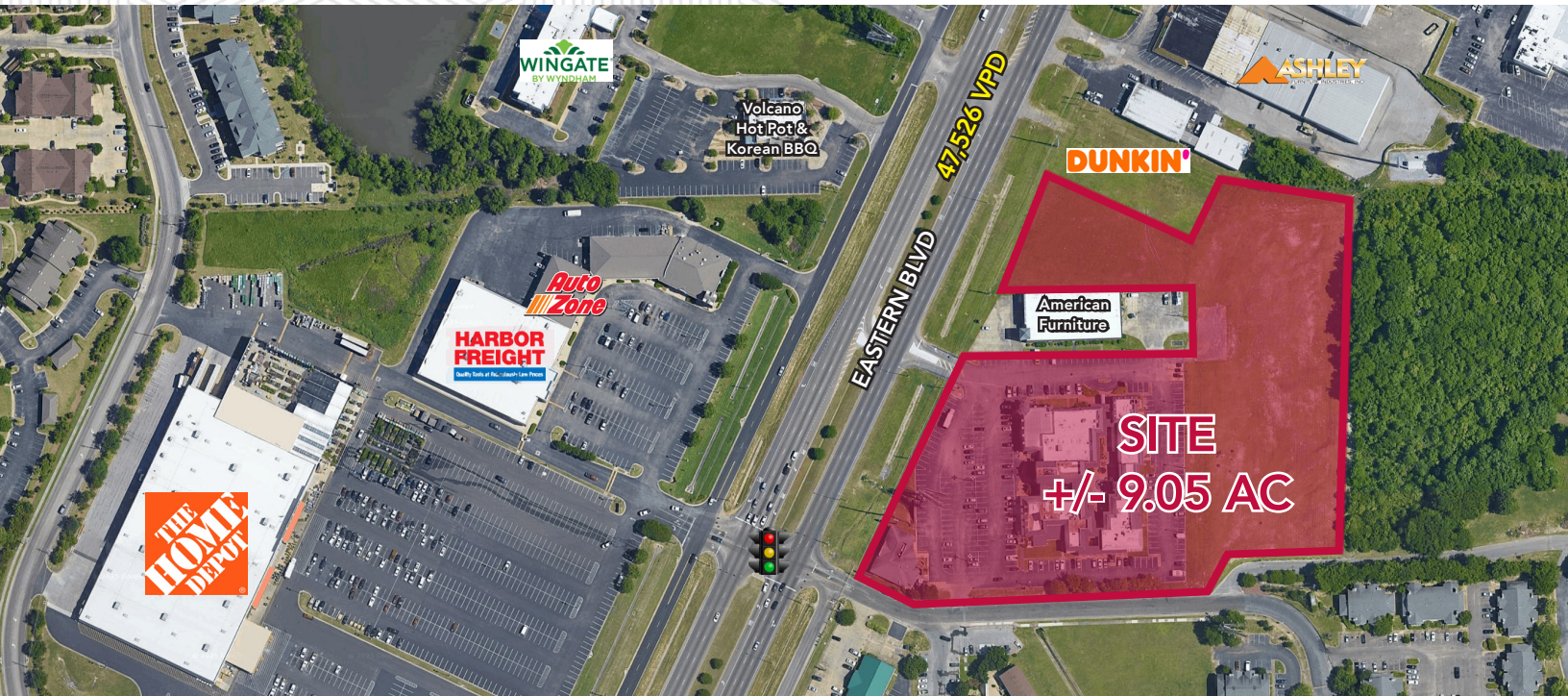


retail specialists

Your Retail Real Estate Experts

# Commercial Frontage - Eastern Blvd.

2055 Eastern Blvd Montgomery, AL 36117



## FOR SALE OR LEASE

### Property Highlights

- +/- 9.05 acres strategically positioned on Eastern Blvd., a major commercial corridor with high traffic counts and excellent regional connectivity
- Surrounded by national retailers, hotels, and restaurants, with dense residential neighborhoods and daytime traffic drivers nearby
- Zoned B-3 (commercial) with all utilities already available on-site
- Owner willing to subdivide



ACRES  
+/-9.05



TRAFFIC  
47,526 VPD



ACCESS  
Highway

### Demographics

	1 mile	3 mile	5 mile
Population	8,561	68,944	153,546
Households	4,510	30,803	64,213
Daytime Pop	9,051	77,416	177,624
Med HH Income	\$51,820	\$57,926	\$60,096

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The map displays the following callout information:

- 112,062 VPD:** Located at the intersection of I-85 and I-377, near the Schlotzsky's and Taco Bell.
- 47,526 VPD:** Located at the intersection of I-377 and I-10, near the Aaron's and Dunkin'.
- 28,523 VPD:** Located at the intersection of I-377 and I-835, near the Aaron's and Dunkin'.
- 39,005 VPD:** Located at the intersection of I-377 and I-835, near the Aaron's and Dunkin'.
- Governors Square:** Located near the intersection of I-377 and I-835, featuring stores like Dollar Tree, Rainbow, HIBBETT, cricket, Bassett Krystal, and Pizza Hut.
- Twin Oaks Village Shopping Center:** Located near the intersection of I-377 and I-835, featuring stores like TJ-maxx, Dollar General, HIBBETT, and Popeyes.

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