



Walmart Shadow Center

907 Ann Street Montgomery, AL 36107

3,528 SF AVAILABLE



FOR LEASE

Property Highlights

- Available: 3,528 SF space for lease in Walmart shadow center
- Excellent visibility and ample parking
- 26,000+ VPD on Ann Street in front of site
- Pylon signage available
- Site is located 0.3 miles from I-85 (125,000+ VPD)
- Call for pricing and more information



SQ FT
3,528



TRAFFIC
26,538 VPD



ACCESS
I-85

Demographics

	1 mile	3 mile	5 mile
Population	9,938	69,183	140,022
Households	4,108	28,280	57,790
Med HH Income	\$53,537	\$60,594	\$55,784

David Ashford, CCIM dashford@retailspecialists.com 205.999.6552

Katie Carlton kcarlton@retailspecialists.com 770.547.0522



retail specialists

Walmart Shadow Center

907 Ann St Montgomery, AL 36107

Market Aerial



FOR LEASE

David Ashford, CCIM dashford@retailspecialists.com 205.999.6552

Katie Carlton kcarlton@retailspecialists.com 770.547.0522