



AVAILABLE

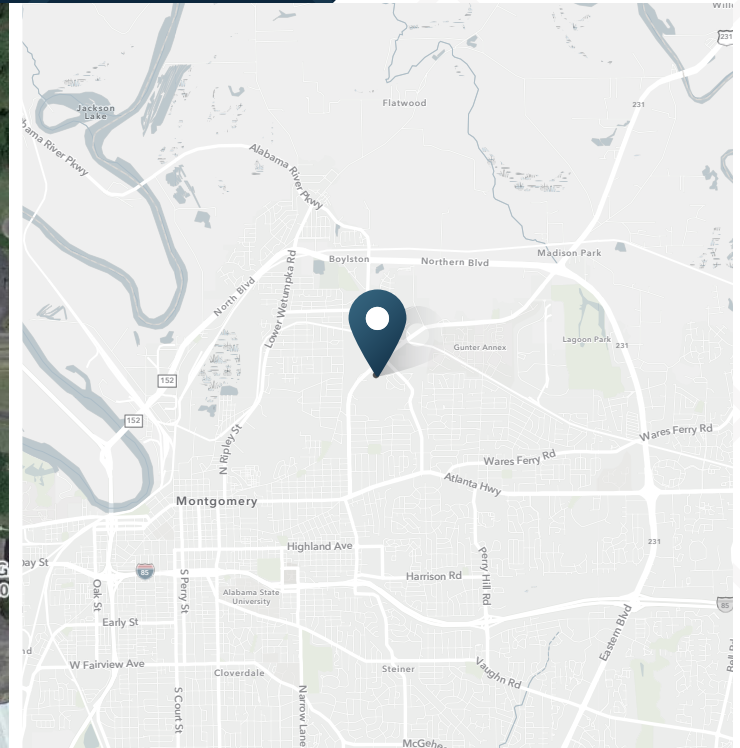
Walmart Neighborhood Market Outparcel

1600 Federal Drive | Montgomery, AL



Walmart Neighborhood Market Outparcel

1600 Federal Drive | Montgomery, AL 36109



1.4 Acres
Available

ABOUT THE PROPERTY

- Outparcel site located adjacent to Walmart Neighborhood Market & Fuel with over 1.2M visits in 2023 (*Placer.ai*)
- Rough graded, detention, and utilities available at site
- Adjacent to The Alabama Agriculture Center, an 118 acre multipurpose complex that includes the Garrett Coliseum (10,000+ occupancy) that is currently undergoing a \$20 million renovation
- Area includes the Alabama National Guard headquarters, State Troopers Office, US Marine Corps Reserve Center, ALDOT, ADEM, Maxwell Air Force Base Gunter Annex

DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	42,772	102,347	230,214
Average HH Income	\$68,803	\$76,488	\$82,442
Total Daytime Population	73,592	141,838	270,860

Year: 2025 | Source: Esri

TRAFFIC COUNTS

Federal Drive, adjacent to Site	12,783 VPD
Federal Drive, NE of Site	14,724 VPD
Coliseum Boulevard, SE of Site	13,438 VPD

Year: 2023 | Source: ALDOT

CONTACT

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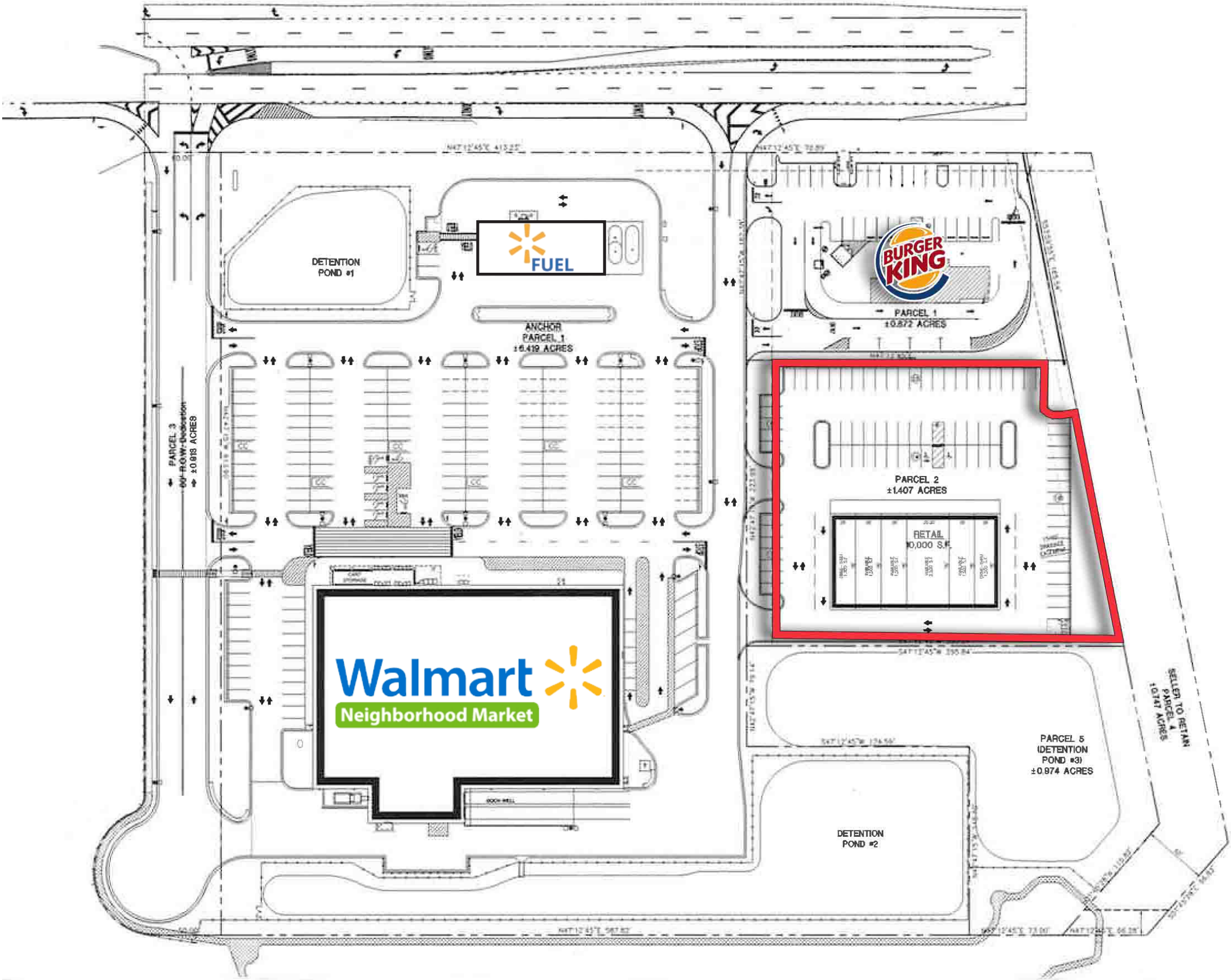
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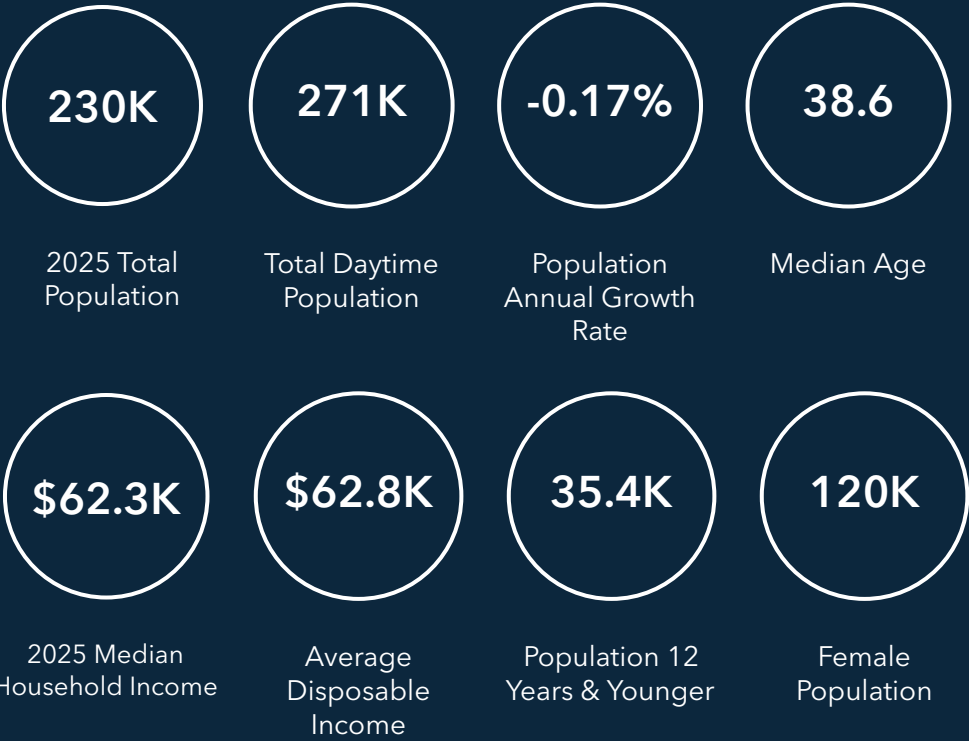


TARGET MARKET SUMMARY

Walmart Neighborhood Market

Ring of 10 miles

KEY FACTS



This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2025, 2030.

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ANNUAL ENTERTAINMENT SPENDING



Tapestry segments



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DEMOGRAPHIC HIGHLIGHTS

Population

	3 miles	5 miles	10 miles
2025 Estimated Population	42,772	102,347	230,214
2030 Projected Population	42,030	100,712	228,298
Proj. Annual Growth 2025 to 2030	-0.35%	-0.32%	-0.17%

Daytime Population

2025 Daytime Population	73,592	141,838	270,860
Workers	49,286	86,749	148,418
Residents	24,306	55,089	122,442

Income

2025 Est. Average Household Income	\$68,803	\$76,488	\$82,442
2025 Est. Median Household Income	\$53,302	\$57,305	\$62,327

Households & Growth

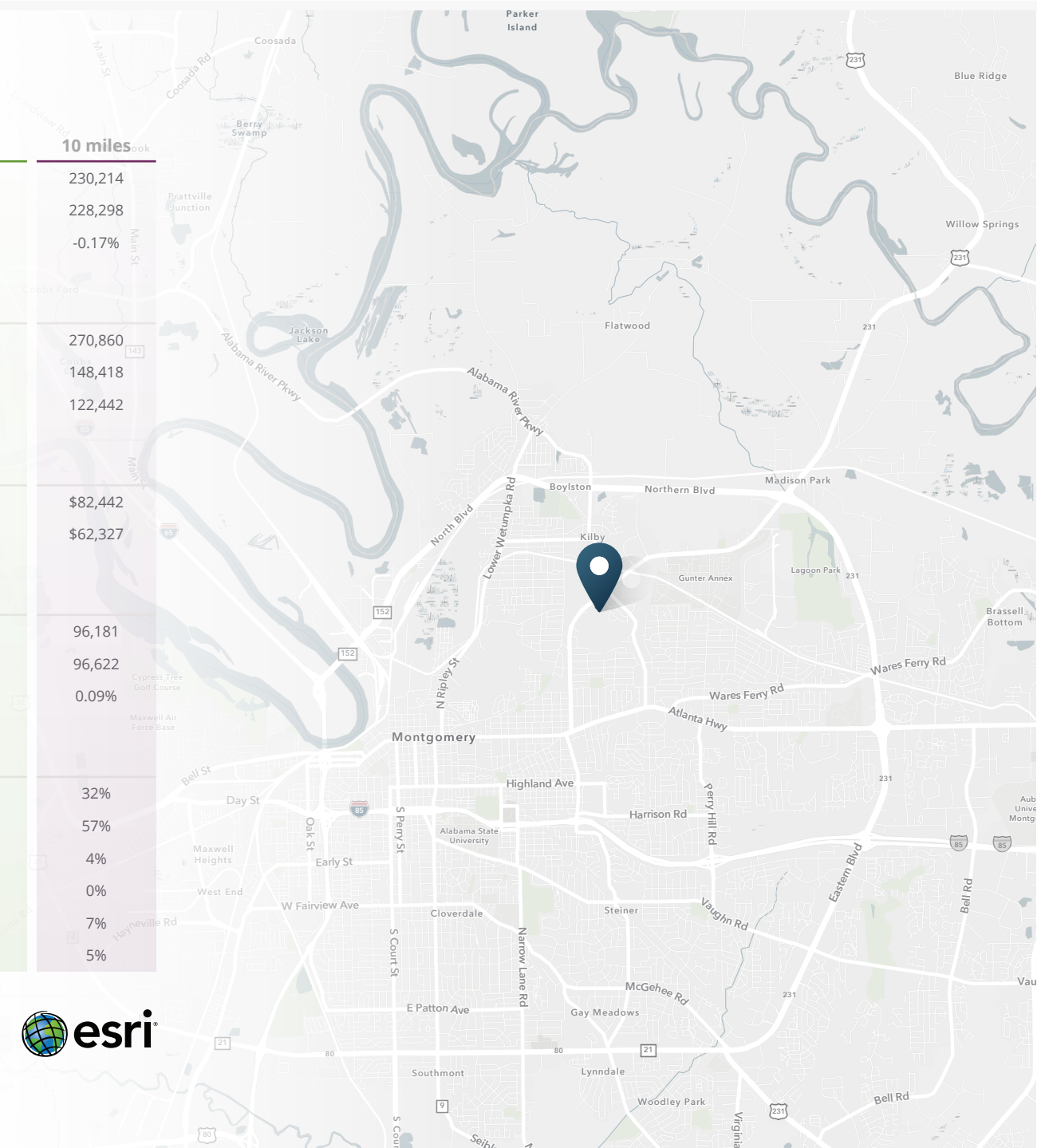
2025 Estimated Households	17,918	43,197	96,181
2030 Estimated Households	17,813	42,962	96,622
Proj. Annual Growth 2025 to 2030	-0.12%	-0.11%	0.09%

Race & Ethnicity

2025 Est. White	38%	32%	32%
2025 Est. Black or African American	50%	58%	57%
2025 Est. Asian or Pacific Islander	1%	2%	4%
2025 Est. American Indian or Native Alaskan	1%	0%	0%
2025 Est. Other Races	10%	7%	7%
2025 Est. Hispanic (Any Race)	8%	6%	5%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



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MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

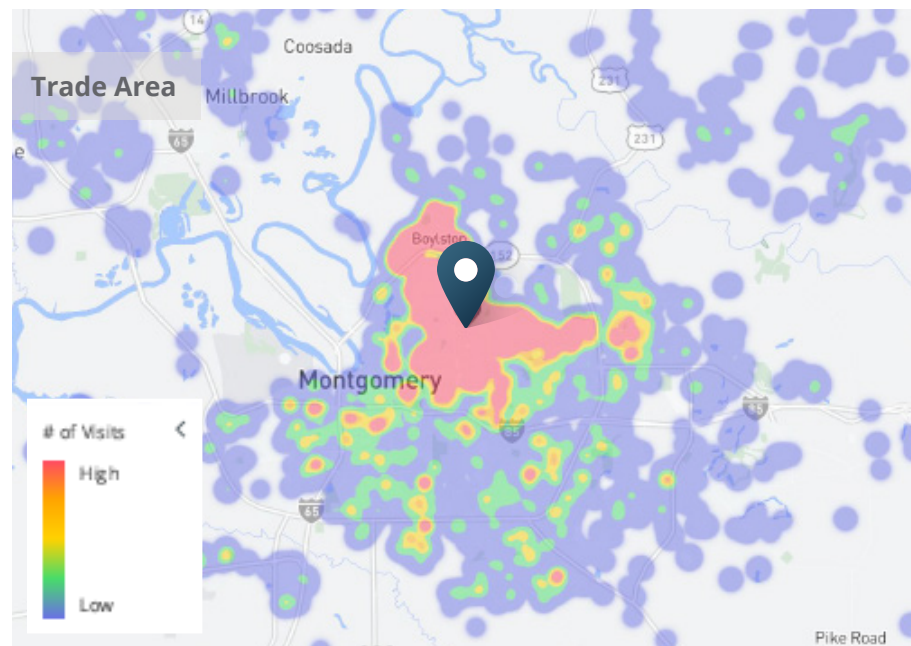
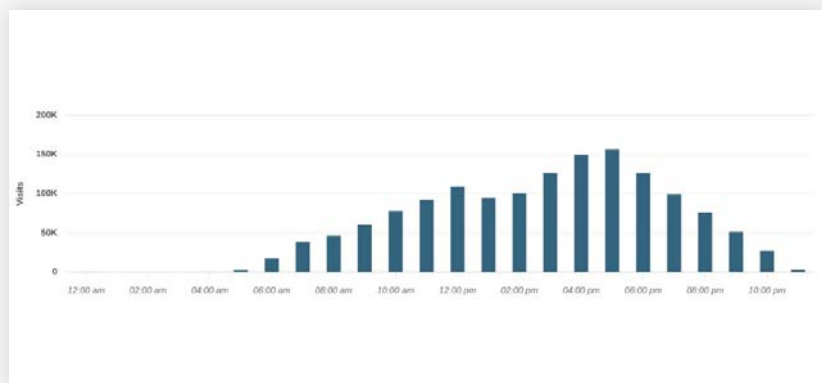
07/13/2024 - 07/12/2025

Estimated # of Visitors	Estimated # of Visits	Average Visits/Customer
100.2K	1M	10.31

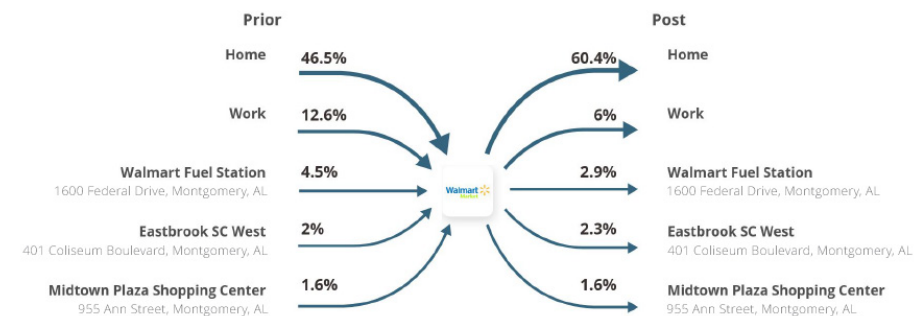
Daily Visits



Hourly Visits



Customer Journey



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SOURCE



Placer.ai



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