



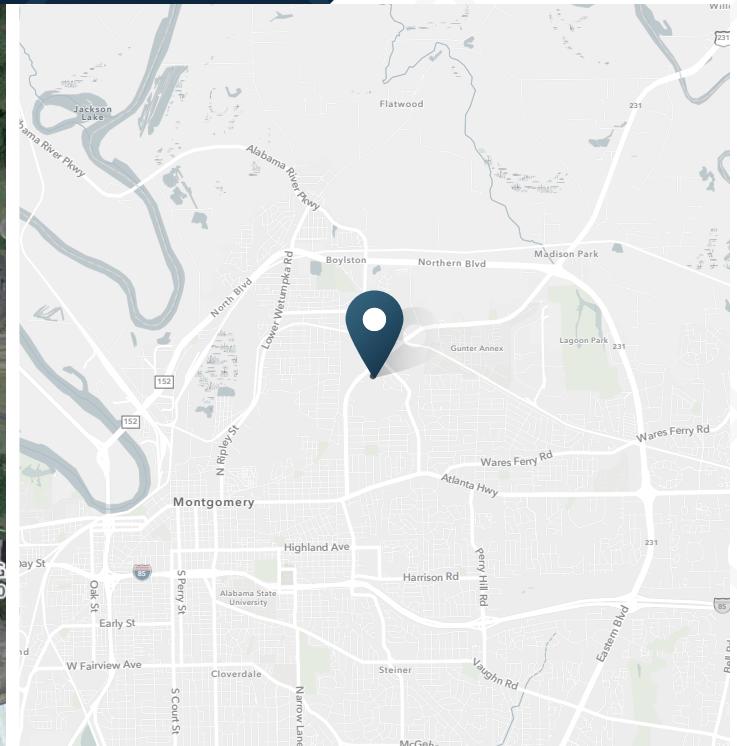
Walmart Neighborhood Market Outparcel

1600 Federal Drive | Montgomery, AL



Walmart Neighborhood Market Outparcel

1600 Federal Drive | Montgomery, AL 36109



1.4 Acres
Available

CONTACT

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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

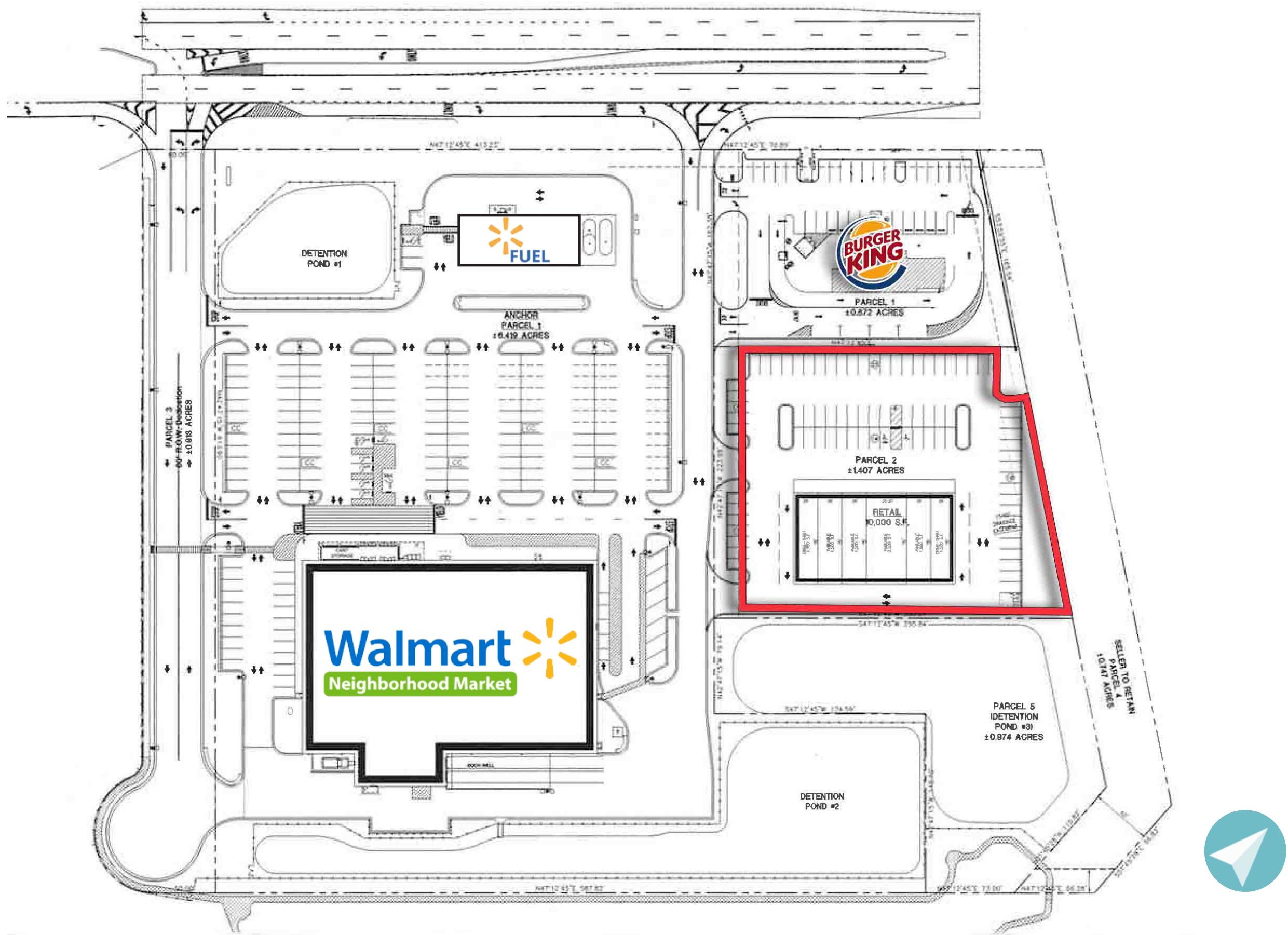
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TARGET MARKET SUMMARY

Walmart Neighborhood Market

Ring of 10 miles

KEY FACTS

230K

271K

-0.17%

38.6

2025 Total Population

Total Daytime Population

Population Annual Growth Rate

Median Age

\$62.3K

\$62.8K

35.4K

120K

2025 Median Household Income

Average Disposable Income

Population 12 Years & Younger

Female Population

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

\$283,626K

2025 Entertainment/Rec

\$60.4M

Entertainment/ Recreation Fees & Admissions

\$2.57M

Tickets to Parks or Museums

Tapestry segments



Modest Income Homes 13.0% of Households
12.5K households



Family Foundations 9,698 households 10.1% of Households



Loyal Locals 6,348 households 6.6% of Households

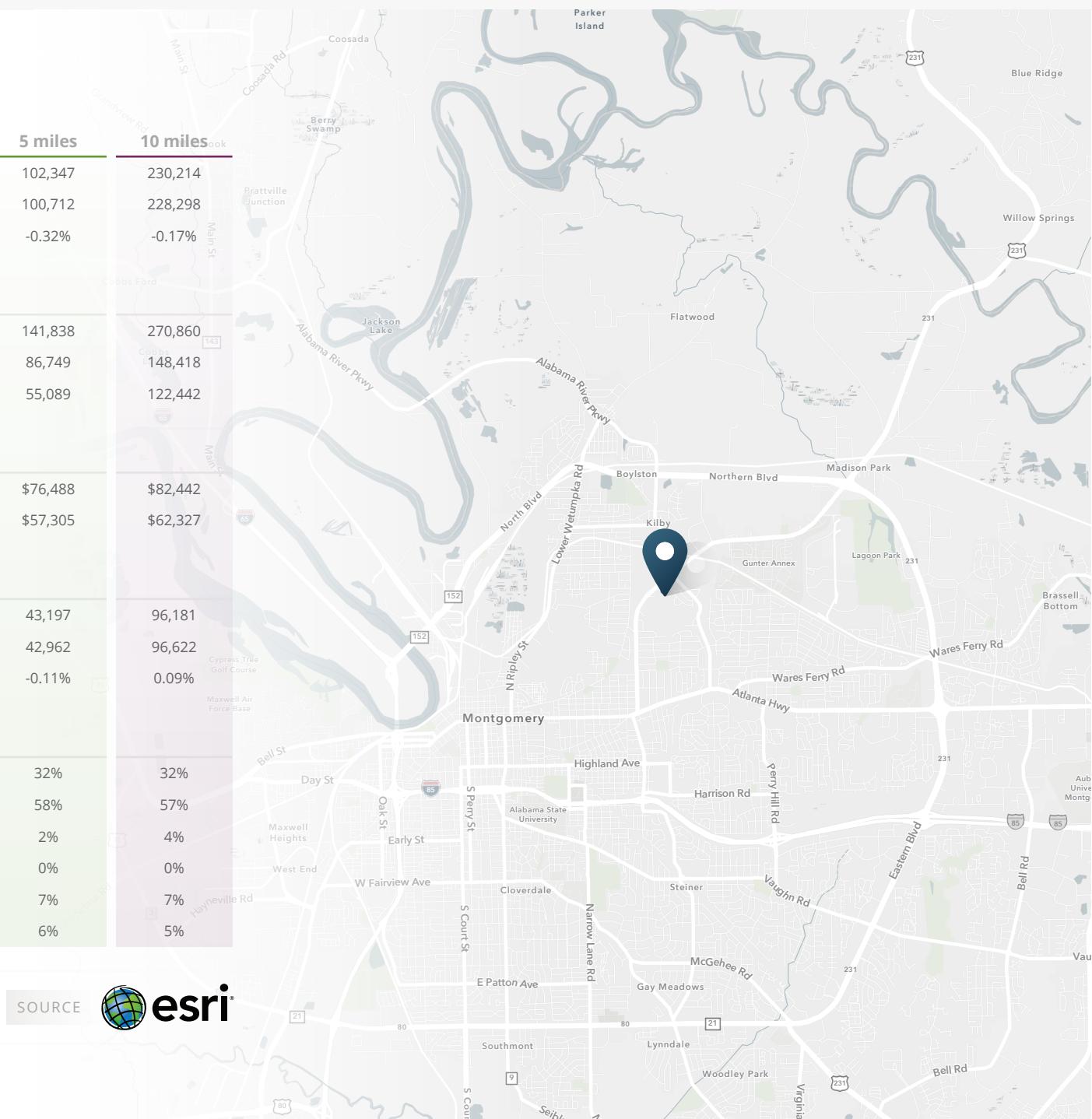
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DEMOGRAPHIC HIGHLIGHTS

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

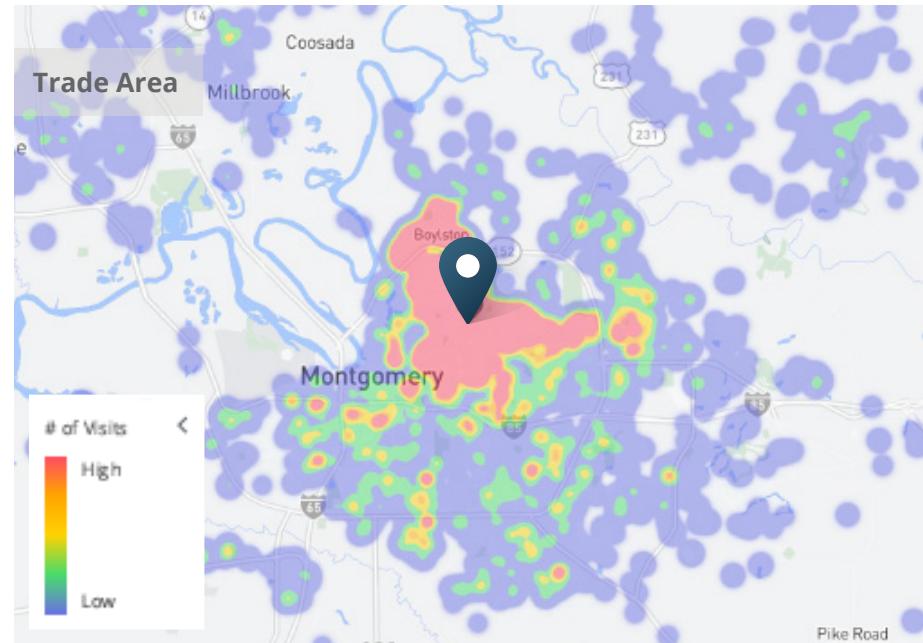
07/13/2024 - 07/12/2025

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

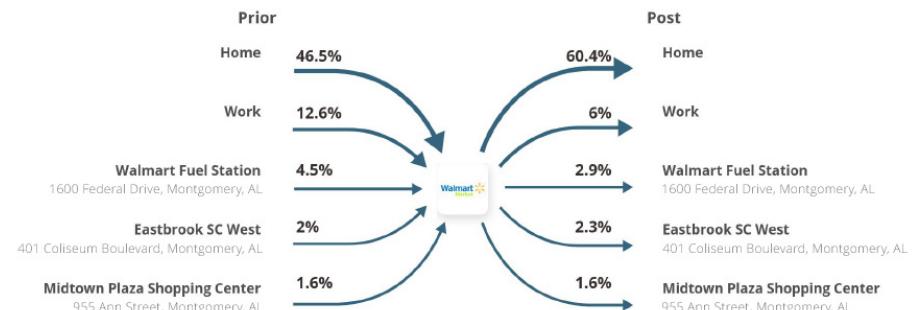
Daily Visits



Hourly Visits



Customer Journey



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SOURCE



Placer.ai



SRS

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