

For Lease / Redevelopment Available
2217 E. South Blvd. | Montgomery, AL 36116



864.209.1761 | Sunny Jay

Property Highlights

Join Area Tenant's



Great Access and Exposure

Property offers 160' of frontage, with full access going both east and west bound, on E. South Blvd. (Highway 80) with exposure to over 41,000 VPD

Strong Retail Synergy

E. South Blvd. (Highway 80) is a main retail corridor with both national and regional tenants

Desirable College Trade Area

Down the street from [Trenholm State Community College-Patterson Campus](#); convenient drive both Jefferson Davis High School ($\pm 1,700$ students) and Loveless Academic Magnet Program High School (± 500 students)

Large Daytime Population

Feet away from [Baptist Medical Center South](#) (450 beds and serves as a regional referral center), across the street from [Alabama Farmers Federation](#)/Alfa Insurance corporate headquarters; there is an estimated $\pm 25,000$ employees in a 3 mile radius

Property Summary

Address	2217 E. South Blvd. Montgomery, AL 36116
Zoning	B-4 (Planned Commercial)
Lot Size	± 0.638 Acres
Building	$\pm 2,924$ SF

More Info, Click on Logo



Site Outline



KYSER
FURNITURE LEASING
& SALES

Family Tires
& More

JoZettie's
Cupcakes



41,600 VPD



Site Measurements

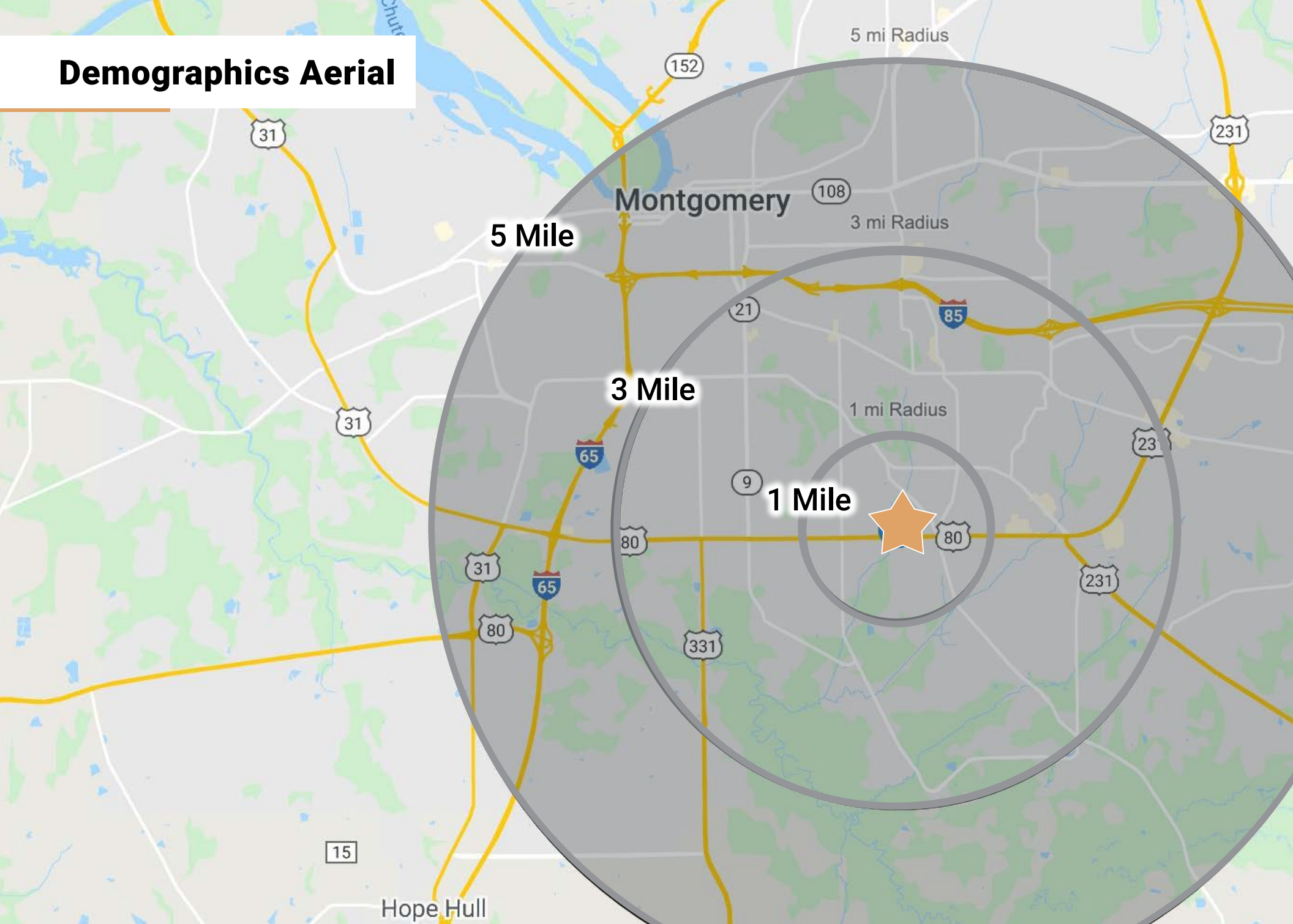


Surrounding Area



 Hospital/Medical

Demographics Aerial



Demographics

<i>Population</i>	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
2021 Estimated Population	7,801	65,958	131,693
2026 Projected Population	7,720	64,318	128,800
2021 Est. Median Age	36.7	35.1	36.0
<i>Households/Housing</i>	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
2021 Estimated Households	3,126	26,425	54,512
2026 Projected Households	3,128	26,080	53,964
2021 Median Home Value	\$132,488	\$129,834	\$124,604
<i>Businesses/Employees</i>	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
2021 Est. Average Household Income	\$64,835	\$64,519	\$60,738
2021 White Collar Workers	55.9%	59.8%	59.2%
2021 Blue Collar Workers	44.1%	40.2%	40.8%
2021 Est. Total Employees	5,939	25,994	85,814
2021 Est. Total Businesses	280	2,212	5,677
<i>Consumer Expenditures</i>	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
2021 Est. Total Household Expenditure	\$161.18 M	\$1.35 B	\$2.68 B
2021 Est. Apparel	\$5.62 M	\$47.17 M	\$93.42 M
2021 Est. Entertainment	\$8.96 M	\$74.77 M	\$148.07 M
2021 Est. Food, Beverages, Tobacco	\$24.99 M	\$209.27 M	\$417.32 M
2021 Est. Furnishings, Equipment	\$5.57 M	\$46.41 M	\$92.01 M
2021 Est. Health Care, Insurance	\$14.96 M	\$124.29 M	\$248.09 M