

FORMER DOLLAR TREE FOR LEASE

13 W FAIRVIEW AVE, MONTGOMERY, AL 36105



PROPERTY HIGHLIGHTS

- Former Dollar Tree for lease
- 10,500 SF available with ample parking and visibility
- Easy access to I-65 and downtown Montgomery
- Strong neighborhood retail corridor
- At the intersection of W. Fairview and S. Court
- 1/2 mile East of I-65

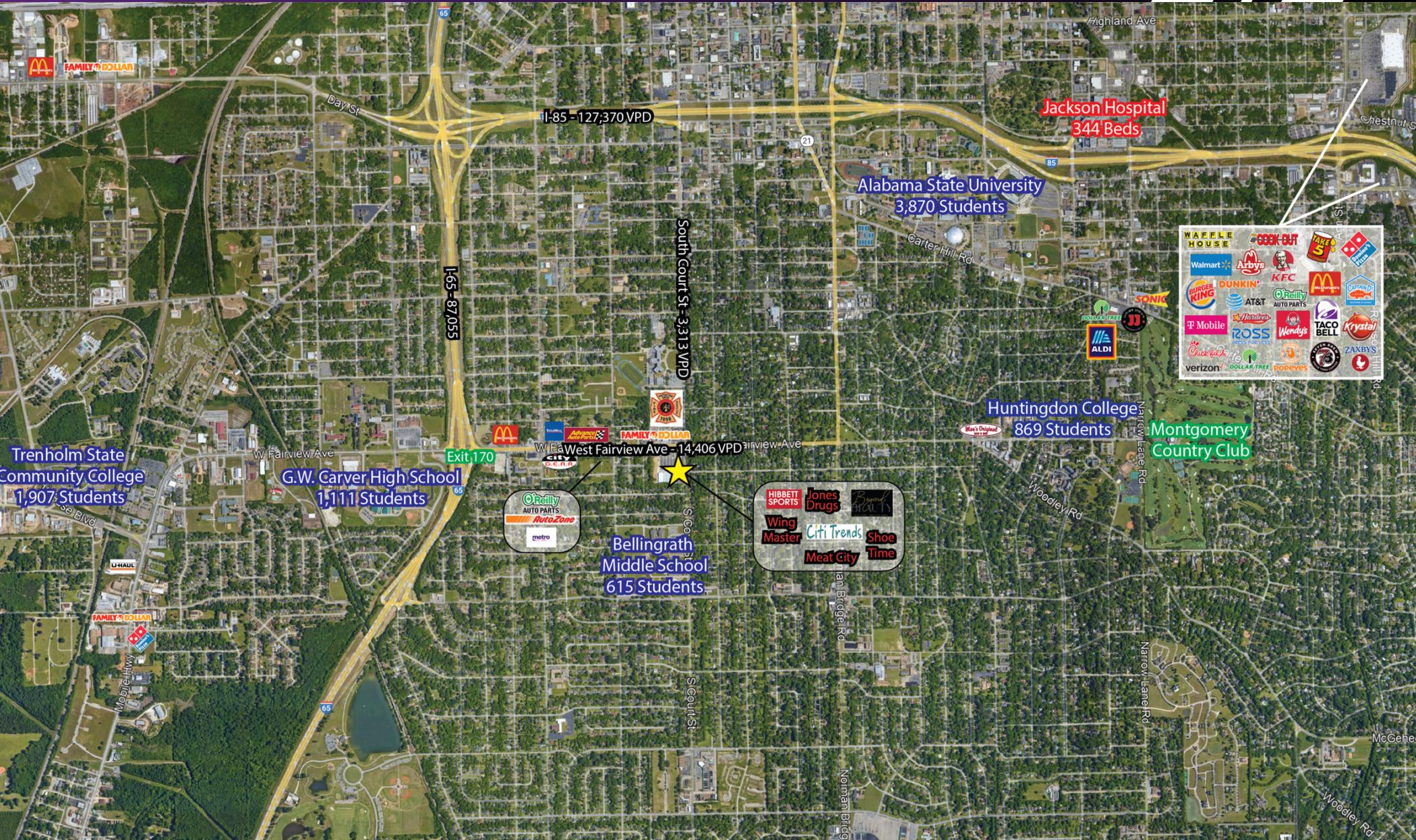
OFFERING SUMMARY

Lease Rate:	Call for Pricing
Building Size:	10,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,580	20,478	41,387
Total Population	7,731	50,608	101,222
Average HH Income	\$67,514	\$60,247	\$62,189

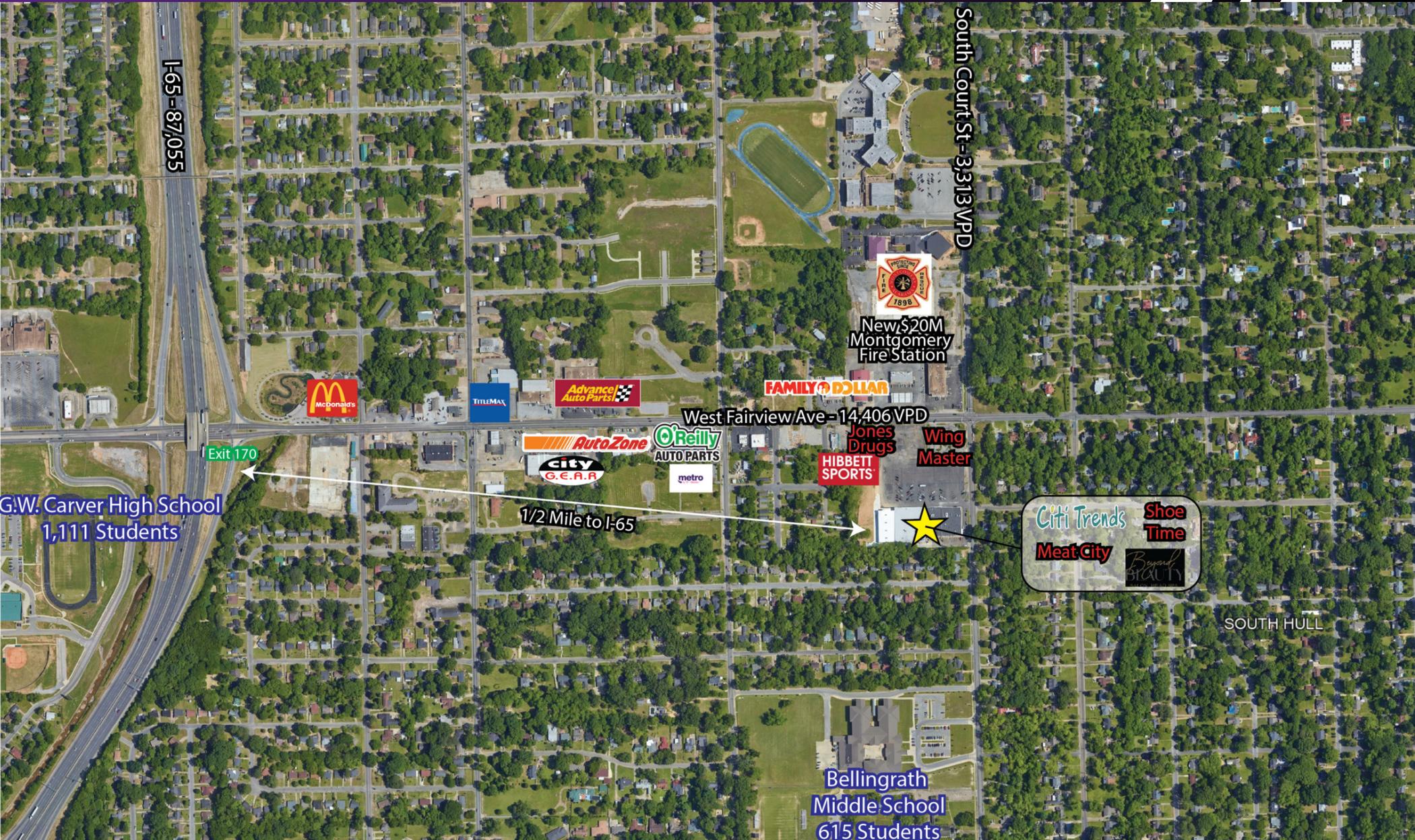
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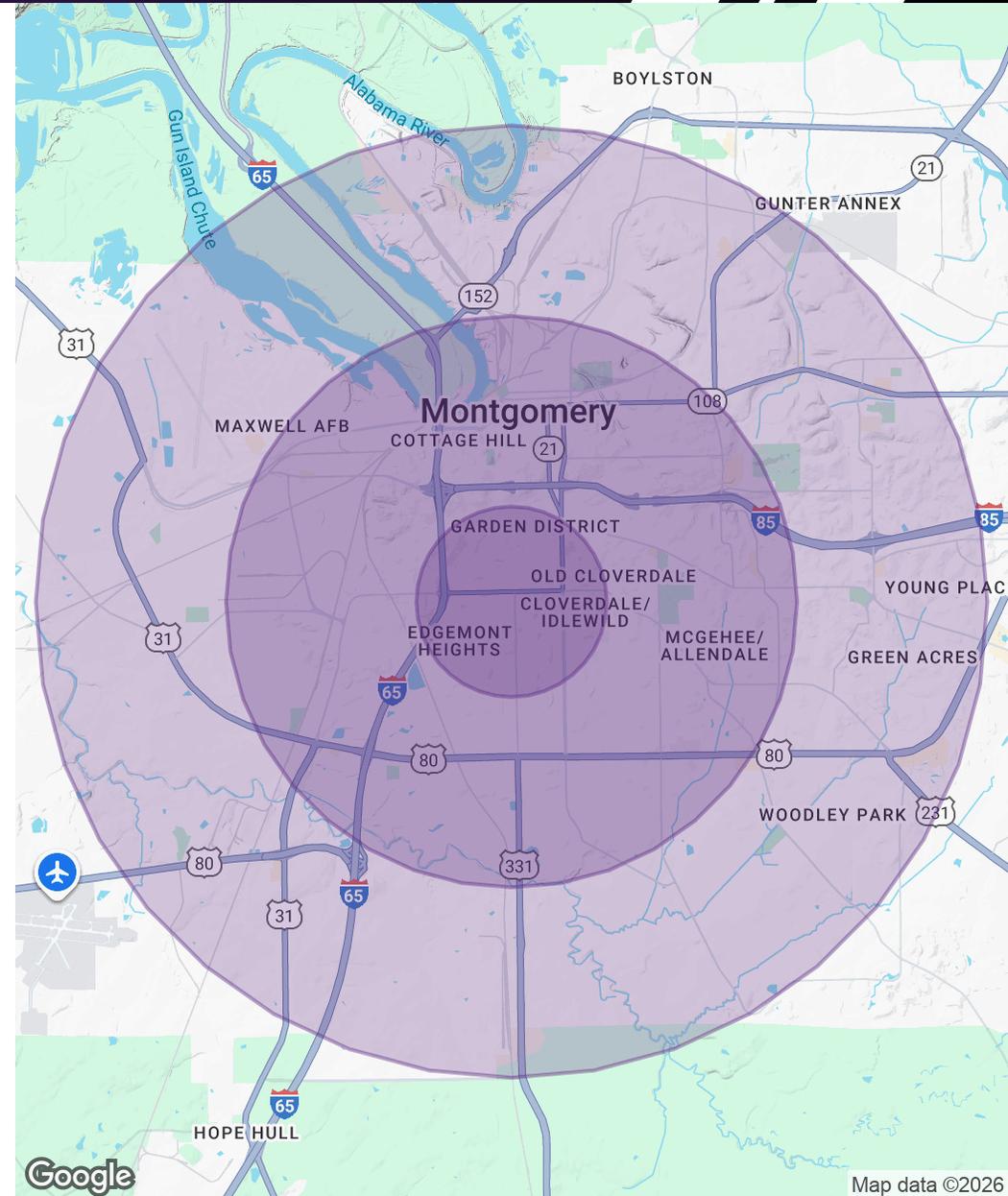
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,731	50,608	101,222
Average Age	43	39	40
Average Age (Male)	41	38	38
Average Age (Female)	44	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,580	20,478	41,387
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$67,514	\$60,247	\$62,189
Average House Value	\$203,286	\$185,836	\$173,392

Demographics data derived from AlphaMap



Google

Map data ©2026