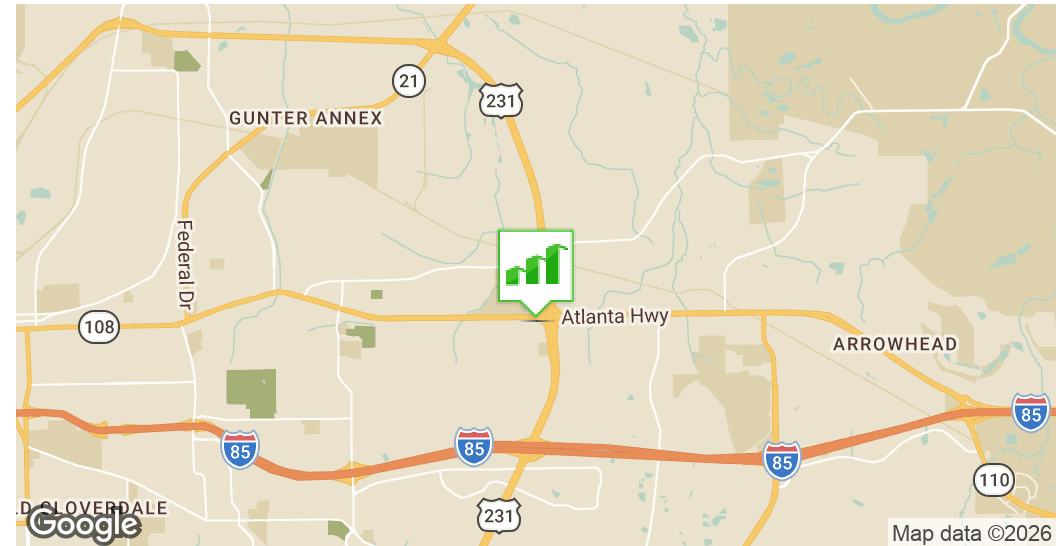


QSR OR GROUND LEASE

5474 ATLANTA HIGHWAY, MONTGOMERY, AL 36109

Property Summary



PROPERTY DESCRIPTION

Located at 5474 Atlanta Highway, Montgomery, AL, 36109, this prime property offers a highly visible location in a traditional major corridor, making it an excellent choice for service-based or specialty businesses. With a lighted entrance, exit, and on-site parking for employees and customers, this property is designed to attract and accommodate steady foot traffic. Adjacent to Faulkner University and only 0.5 miles from I-85, this strategically positioned space benefits from high traffic counts and an active university community.

OFFERING SUMMARY

Lease Rate:	Contact Agent (Ground Lease)
Lot Size:	± 0.44 Acres
Zoning:	B-3

GENE CODY, CCIM, SIOR

334.386.2441
gcody@mcrrmpm.com

PROPERTY HIGHLIGHTS

- Highly visible location in a traditional major corridor. Excellent for service-based or specialty business
- Major thoroughfare, lighted entrance, and exit
- On-site Parking for Employees and Customers
- Nearby National Tenants include: Guthrie's Chicken, Hardees, Captain D's, Taco Bell, Domino's, Dollar General & More!
- Surrounded by established neighborhoods: Carol Villa, Eastmont, Bellehurst, Fox Hollow & Johnstown
- Traffic counts of ± 25,572 AADT on Atlanta Hwy & ± 30,408 on Eastern Blvd.
- Adjacent to Faulkner University, home to the Jones School of Law and a newly constructed university facility, with approximately 3,574 students and 297 faculty and staff supporting continued activity in the immediate area.
- ± 0.5 Miles from I-85
- ± 2.5 Miles from Auburn University at Montgomery, a major educational and employment hub with approximately 5,211 students.

MOORE COMPANY REALTY

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QSR OR GROUND LEASE

Lease Spaces

5474 ATLANTA HIGHWAY, MONTGOMERY, AL 36109



AVAILABLE SPACES

SUITE	TENANT	LEASE TYPE	LEASE RATE
5474 Atlanta Hwy	Available	Ground Lease	Contact Agent

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Aerial

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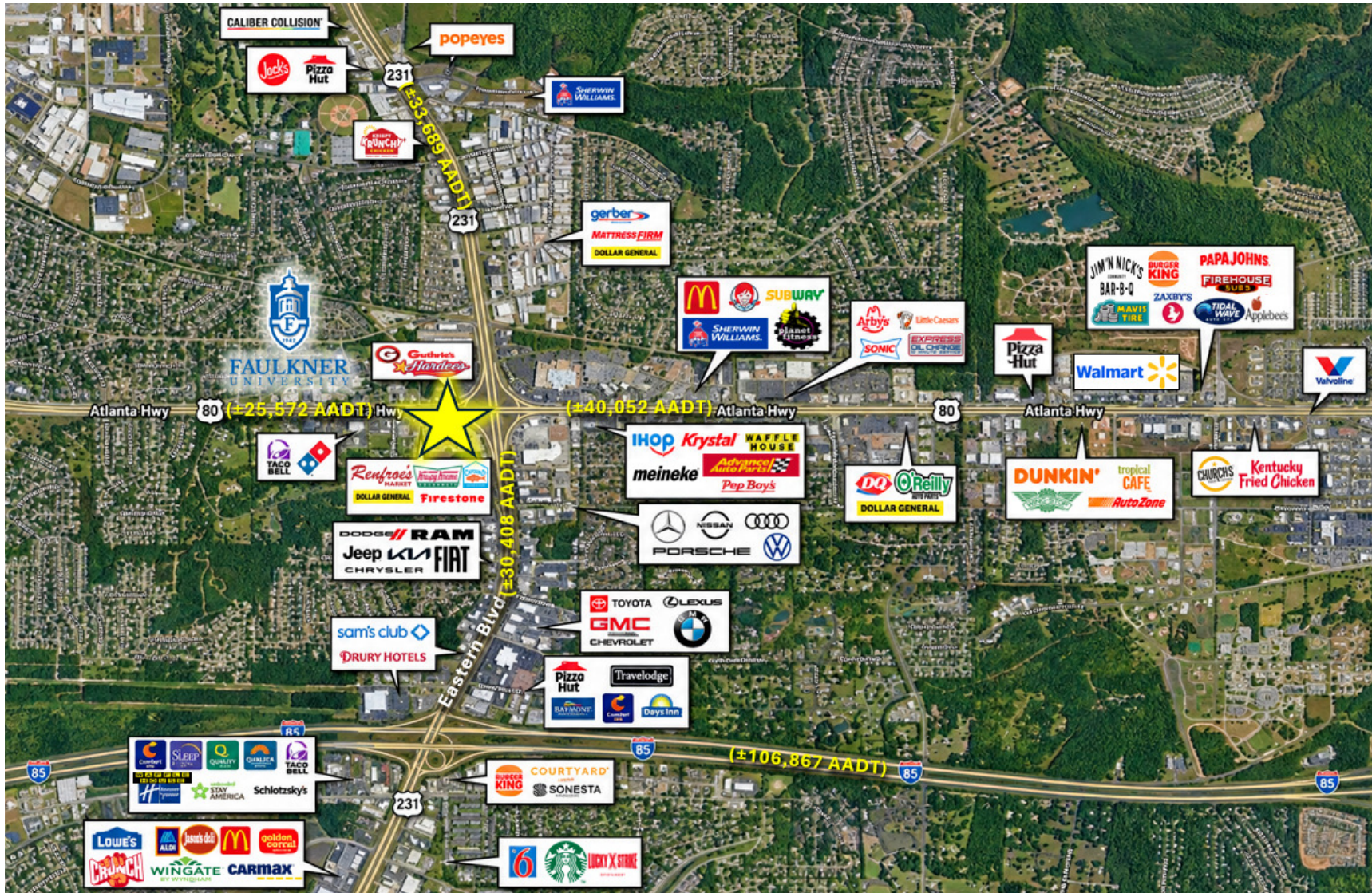
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Retail Map

5474 ATLANTA HIGHWAY, MONTGOMERY, AL 36109



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