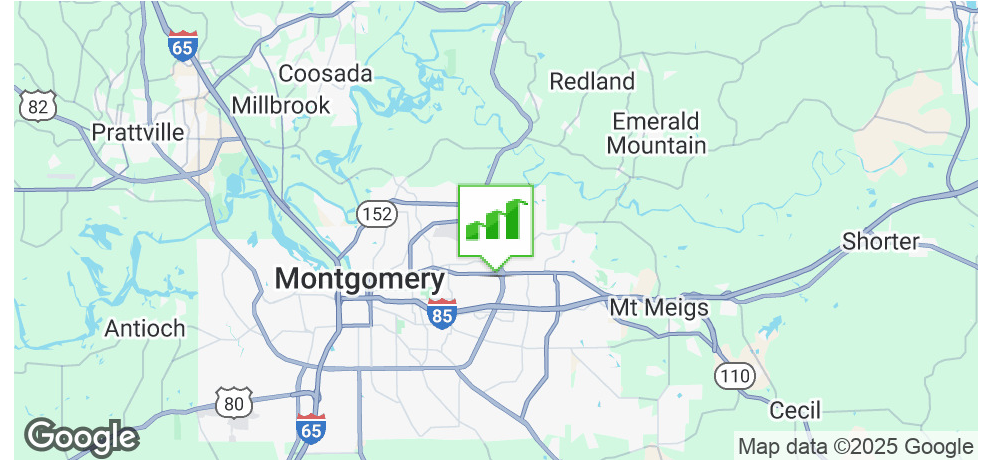


# PLAZA EAST SHOPPING CENTER

5440 ATLANTA HWY, MONTGOMERY, AL 36109

## Executive Summary



### OFFERING SUMMARY

Available SF: 3,000 - 4,000 SF

Lease Rate: \$9.00 SF/yr (Negotiable;  
NNN)

Lot Size: ± 8.87 Acres

Year Built: 1977

Building Size: ± 73,460

Zoning: B-3: Highway  
Commercial

### PROPERTY HIGHLIGHTS

- Highly visible retail strip center 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
- Surrounded by established neighborhoods: Carol Villa, Eastmont, Bellehurst, Johnstown
- Traffic counts of ± 34,330 AADT on Atlanta Hwy & ± 41,380 on Eastern Blvd.
- ± 0.2 Miles to Faulkner University: Houses Jones School of Law. The large campus provides space for students, sports, & guest events, with ± 3,5740 students, enrolled and ± 297 Staff employed
- ± 0.5 Miles from I-85
- ± 2.5 Miles to Auburn University at Montgomery with ± 5,211 Students

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,039	23,041	51,886
Total Population	7,104	52,823	125,571
Average HH Income	\$64,679	\$64,751	\$66,924

### JON MASTERS, CCIM

334.387.2724  
Jmasters@mcrmpm.com

### MOORE COMPANY REALTY

312 Catoma Street, Suite 200, Montgomery, AL 36104  
334.262.1958 | moorecompanyrealty.com



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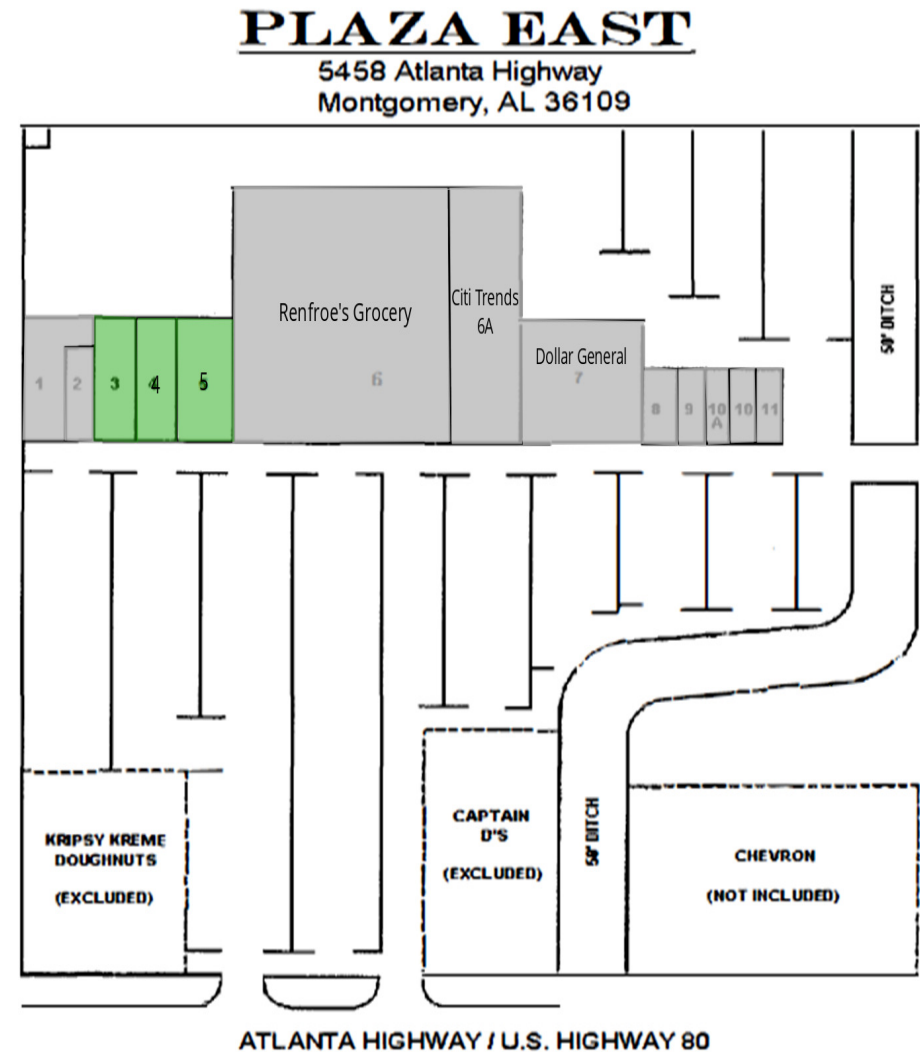
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## Available Spaces



LEASE TYPE	Negotiable; NNN	LEASE SPACE	3,000 - 4,000 SF
LEASE TERM	Negotiable	LEASE RATE	\$9.00 SF/yr

SUITE	TENANT	SIZE	TYPE	RATE
3	Available	3,000 SF	Negotiable	Contact Agent
4	Available	3,000 SF	NNN	\$9.00 SF/yr
5	Available	4,000 SF	NNN	\$9.00 SF/yr



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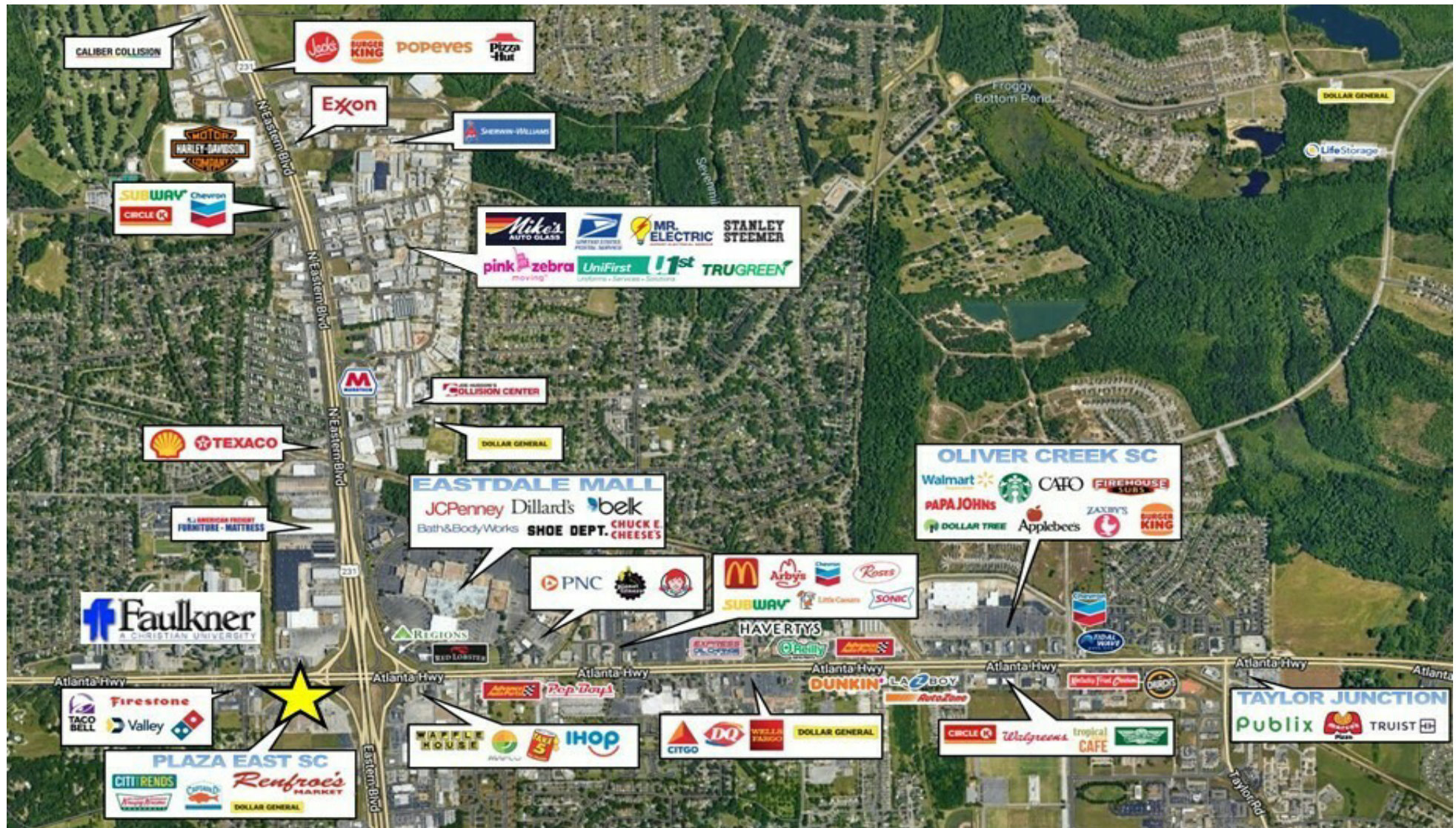




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## Retail Map



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