COUNTRY CLUB CENTRE

1702-1796 Carter Hill Road, Montgomery, AL 36106





A PARTY.					
Warrior (3)		Jacksonville			The same of the sa
	Springville (411)	[431]	78	Villa Rica Doug	lasville Atlanta
Trussvill	Dell City	Anniston Heflin		7	East Point
Birmingham Homewood	Tell only	20	Вом		Stockbridge (1)
Bessemer Hoover (280)	Talladega		431)	Newna	Fayetteville McDoi n Peachtree City Hampton Loci
Cella Chelsea Pelham Alabaster	(25)	Lineville Ashland	Wedowee	Franklin 100 Grantville	Senoia Selffia
25)	Sylacauga		Roanoke	Hogansville	(6)
Calera Jemison	Goodwe	Wad New Site 22	(431)	LaGrange G	Zebulon Milner Zebulon Barner Reenville Woodbury
82 (39) (91) Thorsby	10	Jacksons' Gap	La Fayette (50)	West Point Pine Mountain	Thomaston Manchester
Maplesville	9 (259)	Dadeville	431)	Valley 185	19
Plantersville	Marbury (231)	(280)		Cataula	Talbotton (80)
Jones 82	Deatsville	tic		lem	96
ley Grande		Tallassee Notasulga	Beauregard	Smiths Station (80)	Butler R
Autaugaville	Monts nery Mt Meigs	Shorter (80) (29)	80	Columbus	
Tyler (41)	Mt Meigs		<u>(51)</u>	Fort Moore (280) Cuss	eta Buena Vista

HIGHLIGHTS		DEMOGRAPHICS				
MSA	Montgomery,		1 Mile	3 Mile	5 Mile	
COUNTY	AL Metro Area Mongomery	İţi	9,899	71,290	135,023	
GLA	67,662		3,461	29,224	55,997	
ACRES	4.8	- ^	,	·	•	
PARKING	350	\$	\$111,654	\$75,048	\$70,663	

PROPERTY FEATURES

- Country Club Centre is a 67,662 SF Shopping Center anchored by a 35,922 SF Winn-Dixie Grocery Store and a 9,140 SF Dollar Tree.
- Located a couple blocks from Alabama State University 3,964 students.
- Excellent access and visibility from Carter Mill Rd, Mulberry St, & Narrow Lane Rd with a combined ±74,430 VPD
- Average 3-mile demographics include a population exceeding 71,000 and average household incomes approaching \$75,000.
- About 5 miles from Maxwell Air Force Base I 12,500+ active duty, reserve, civilian, and contractor personnel.

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TENANT NAME	SF
Available	800
Staying Classy Boutique	800
Available	700
Available	1,500
WingStop	1,800
Dollar Tree	9,140
Aldi	35,922
China Sea Kitchen	1,250
Jackson Hewitt	1,250
Subway	1,250
Naz's Boutique & Spa	1,000
Hibbett Sports	4,500
Available	1,250
Pro Nails	1,000
Available	1,500
Mutt Cuts	1,000
Martin's Restaurant	3,000
	Available Staying Classy Boutique Available Available WingStop Dollar Tree Aldi China Sea Kitchen Jackson Hewitt Subway Naz's Boutique & Spa Hibbett Sports Available Pro Nails Available Mutt Cuts

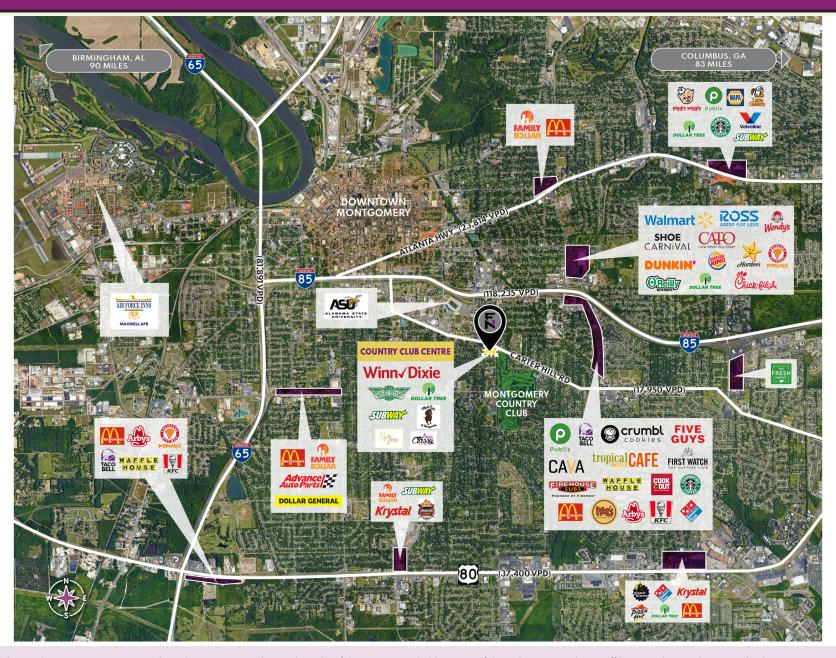
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