

FORMER DOLLAR GENERAL AVAILABLE FOR LEASE

2749 LOWER WETUMPKA ROAD, MONTGOMERY, AL 36110



PROPERTY HIGHLIGHTS

- 10,640 Former Dollar General for lease in Montgomery, AL.
- Located along Lower Wetumpka Road, with more than 7,500 vehicles passing daily
- Just 0.73 miles from Northern Boulevard, providing strong regional connectivity
- Large parking lot and signage available
- Surrounded by neighborhoods and commercial activity

OFFERING SUMMARY

Lease Rate:	Call for Pricing
Available SF:	10,640 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	33,381	101,432	126,951
Total Population	82,218	246,629	319,734
Average HH Income	\$66,798	\$74,871	\$79,773

Andrew Collat
Bradley Keller

Associate Broker
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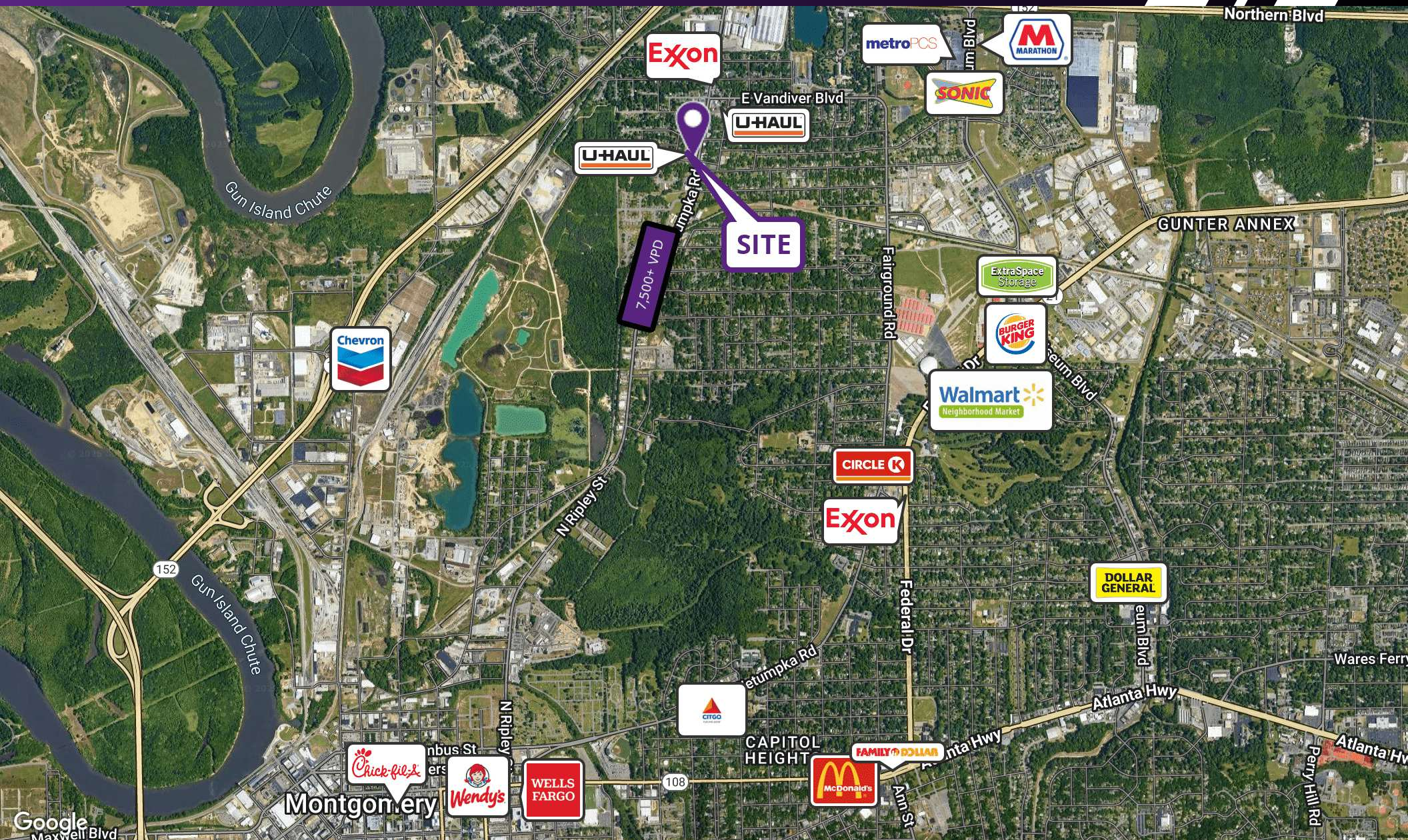
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All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.



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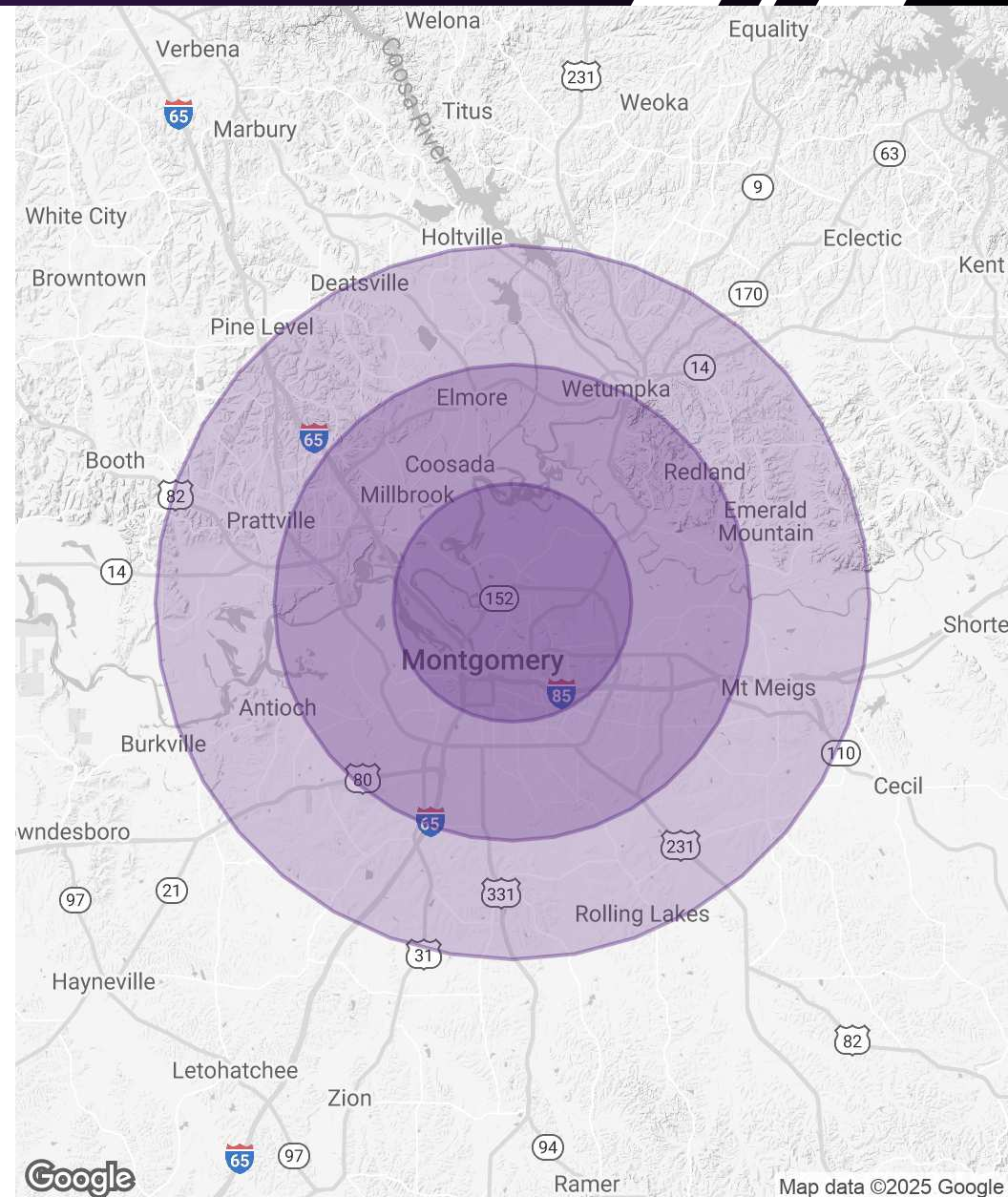
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	82,218	246,629	319,734
Average Age	39	40	40
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	33,381	101,432	126,951
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$66,798	\$74,871	\$79,773
Average House Value	\$182,161	\$206,423	\$217,419

Demographics data derived from AlphaMap



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