

FAIRVIEW AVENUE STRIP CENTER

517-525 West Fairview Avenue, Montgomery, Alabama 36105



OFFERING SUMMARY

Available SF:	3,450 +/- SF
Lease Rate:	\$7.50 SF/yr NNN
CAM:	\$1.50 SF
Lot Size:	3.3 +/- Acres
Year Built:	1965
Building Size:	35,320 +/- SF
Zoning:	B-2
Traffic Count:	22,750

PROPERTY OVERVIEW

West Fairview is one of the most intense retail shopping areas in Montgomery featuring the number one McDonald's and Auto Zone, the number three CVS and Walgreens. Other national tenants in the area include Family Dollar, Cash Advance, Dollar General, Citi Trends, Dollar Tree, Hibbett Sports, O'Reilly Auto Parts, and Advance Auto Parts to name a few.

LOCATION OVERVIEW

Located two blocks from Interstate 65

PROPERTY HIGHLIGHTS

- Recently Remodeled
- 128 Parking Spaces

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,718	21,785	43,326
Total Population	9,230	59,280	115,019

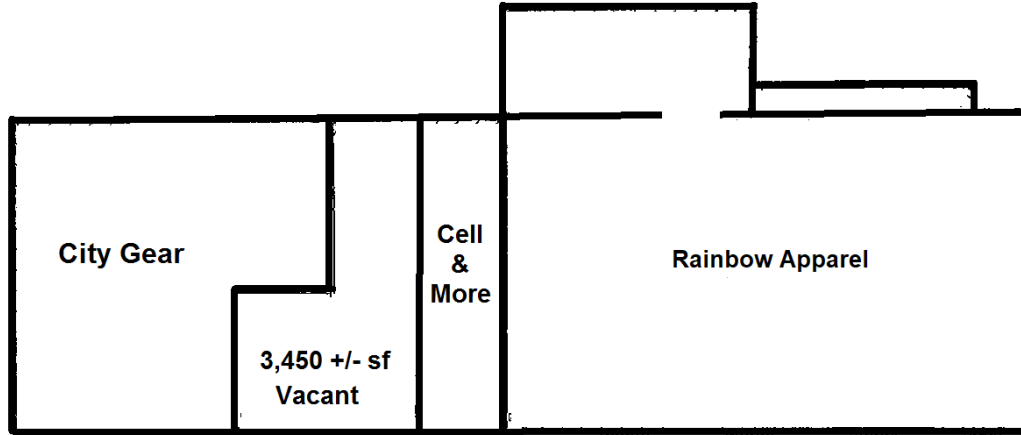
PRESENTED BY:

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3500 Eastern Boulevard
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Parking

W. Fairview Ave

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,450 or 17,860 SF	Lease Rate:	\$7.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
519 W Fairview Avenue	Available	3,450 SF	NNN	\$7.50 SF/yr	\$1.50 CAM psf

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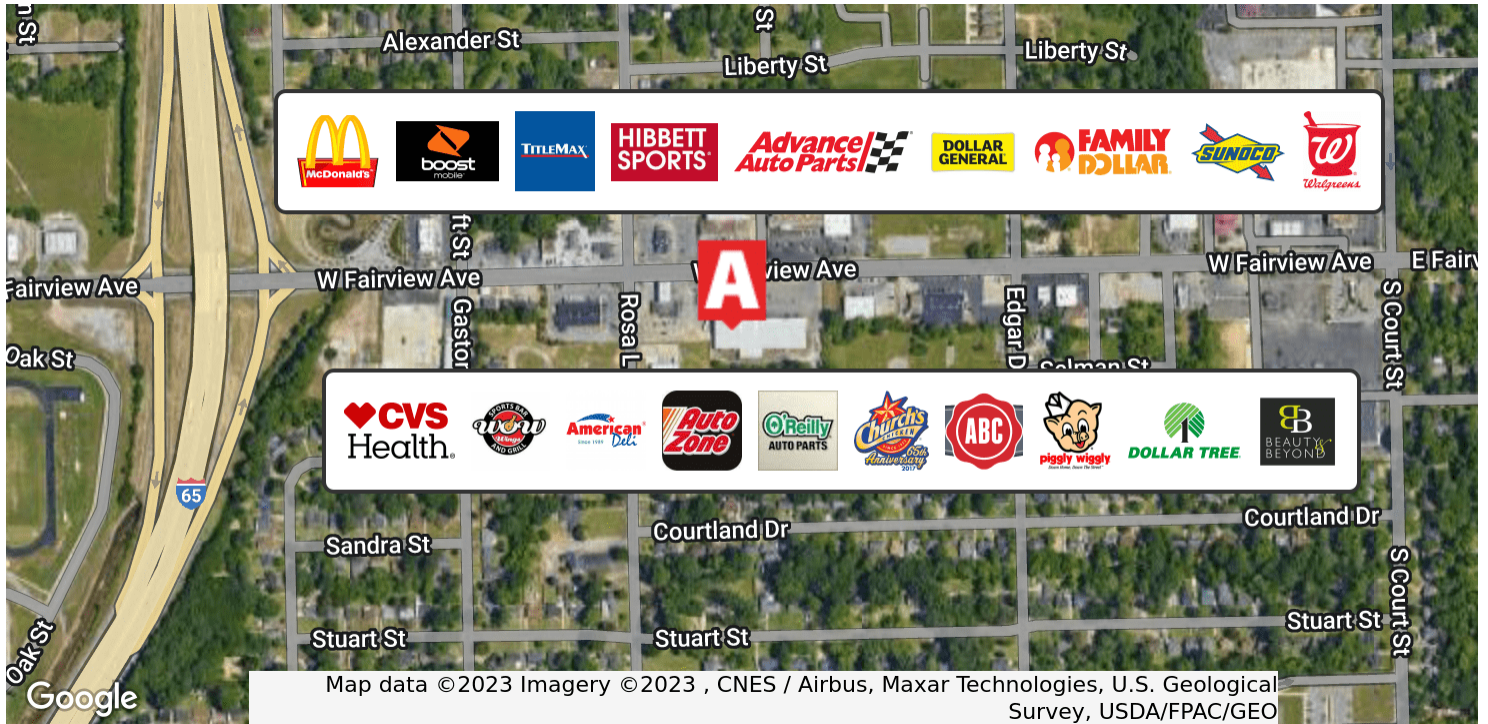
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