

**LEASING**  
 (817) 927-0050

**Restaurant**  
**Retail**  
**Office**  
**Medical**

**AVAILABLE**  
 1,200 SF



- 95,300 SF Center
- Montgomery County, Alabama
- Large Parking Field
- Shadow-Anchored by a Walmart Supercenter

Type	PSF
NNN's	\$ 1.63
Lease Rates	Call for Rates

Traffic Counts	
Eastern Blvd	42,391 VPD
Troy Hwy	33,477 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	11,061	66,470	130,684	381,081
Households	4,450	27,468	53,355	146,677
Average HH Income	\$46,695	\$69,679	\$70,859	\$70,232

\* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset

\*\* True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

**Woodcrest Capital, LLC**  
 3113 South University Drive, Suite 600  
 Fort Worth, TX 76109

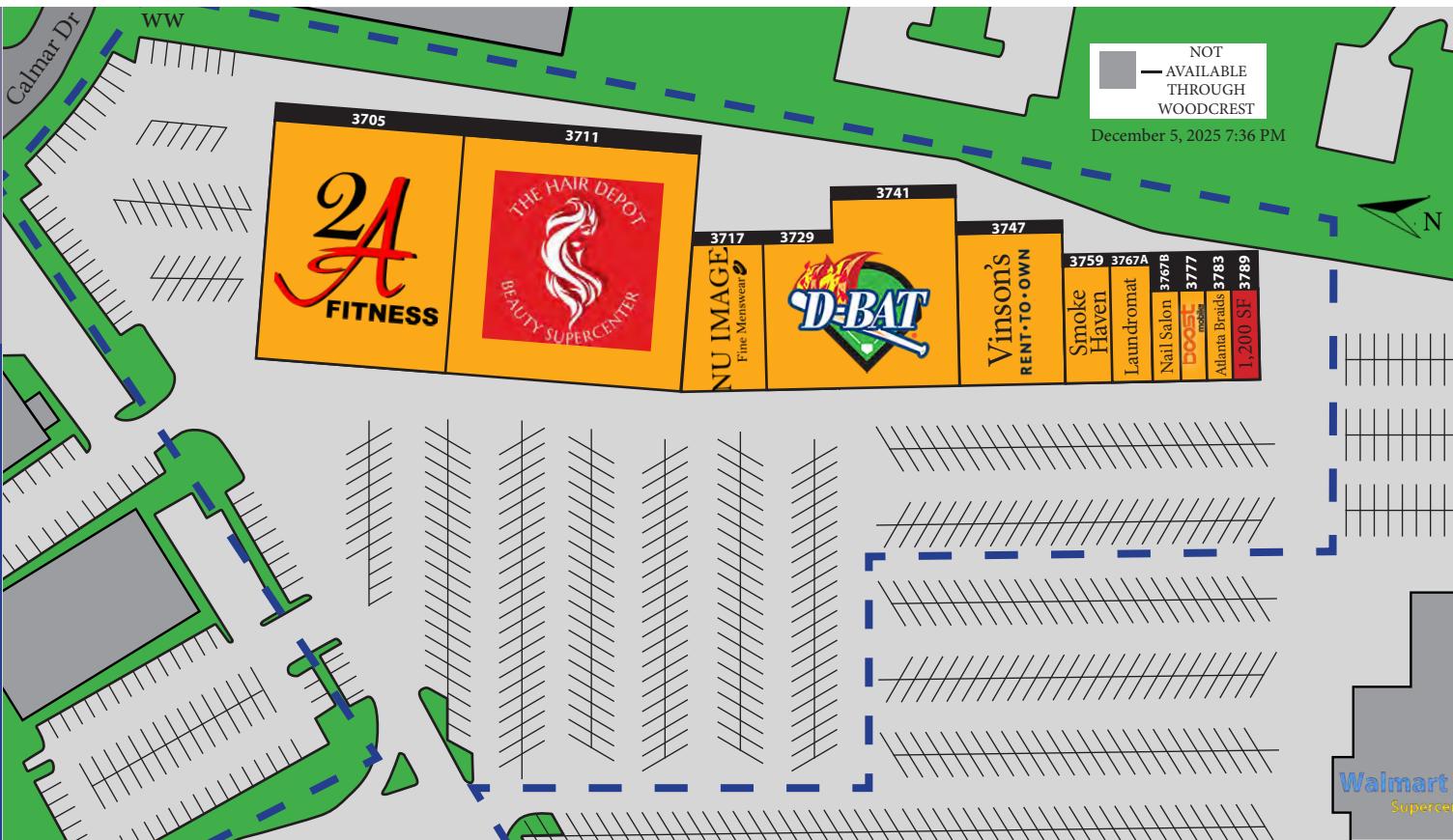
*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

# Montgomery Commons

3705-3789 Eastern Blvd | Montgomery AL

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MONTGOMERY COMMONS | Montgomery, Alabama



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