

# ACADEMY SPORTS OUTLOTS

EastChase Parkway, Montgomery, AL 36117



## PROPERTY DESCRIPTION

Four parcels available for immediate purchase along EastChase Pkwy in Montgomery, Alabama. There are three 1-acre parcels fronting Eastchase Pkwy at Boyd-Cooper Pkwy and one 2-acre interior parcel directly in front of Academy Sports all within the Eastchase Development. The entire property is contiguous to Academy sports with site lines and easy access to Interstate 85 with traffic counts of 52,462. Zoned B-2 and served by public utilities and onsite retention pond. Entrance served by a traffic signal. This property is within 1/10 of a mile of Costco, Ulta, Michaels, Bed Bath & Beyond, Old Navy and David's Bridal. Target, Pier One, World Market, Ross, Pets Smart are within 1/8 of a mile. Dillards, DSW, Gap, American Eagle, Banana Republic, Buckle and Victoria Secret.

## PROPERTY HIGHLIGHTS

- Restaurant
- Retail (Multi or Single Tenant)
- Financial
- Medical
- Insurance

## PRESENTED BY:

### Scott Harris

Senior Vice President & Qualifying Broker  
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## LOCATION DESCRIPTION

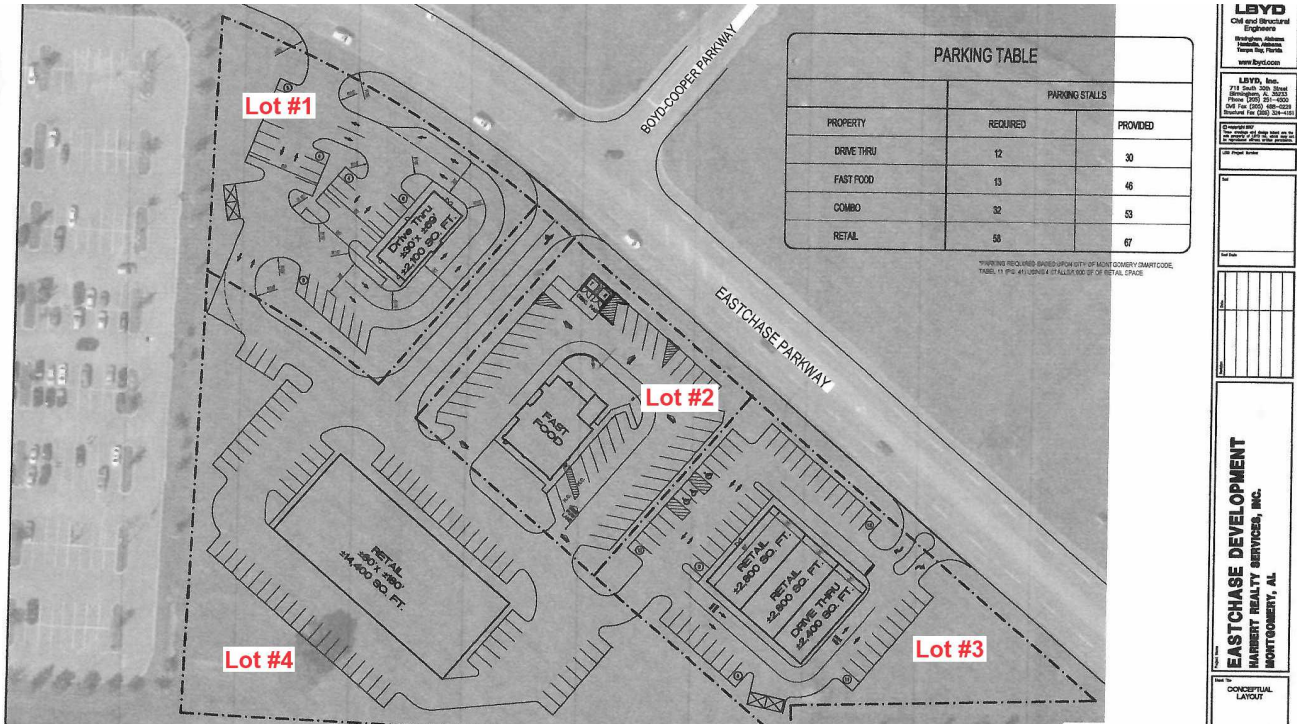
- Located in one of the highest income areas in Montgomery.
- Great visibility from I-85, with traffic counts in excess of 52,462.
- In the heart of Montgomery's growth corridor in the eastern portion of the city.
- There are 40,148 households within a 5 mile radius of the site and 129,569 within the MSA.
- Located near the intersection of I-85 and Chantilly Rd /Boyd Cooper Pkwy, the property is able to serve a large market area.
- Neighboring retailers draw from a four county metro area with a total population of 350,903.
- The property is surrounded by a large number of single family homes ranging in prices from \$250,000 to over \$1,000,000.
- Within three miles of the property are more than 1,900 apartment homes.
- Within one mile of the property are more than 1,500 hotel rooms as a part of 11 hotels.

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Montgomery, AL 36116

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# OF LOTS 4 | TOTAL LOT SIZE 1.01 - 1.74 ACRES | TOTAL LOT PRICE \$15.0 - \$23.5 / SF | BEST USE RESTAURANT, RETAIL (MULTI OR SINGLE TENANT), FINANCIAL, MEDICAL, INSURANCE

STATUS	LOT #	ADDRESS	SUB-TYPE	SIZE	ZONING	DESCRIPTION
Available	Lot 1	A	Retail	1.15 Acres	B-2	49,900 SF
Available	Lot 2	B	Retail	1.01 Acres	B-2	44,000 SF
Available	Lot 3	C	Retail	1.13 Acres	B-2	49,200 SF
Available	Lot 4	D	Retail	1.74 Acres	B-2	75,600 SF

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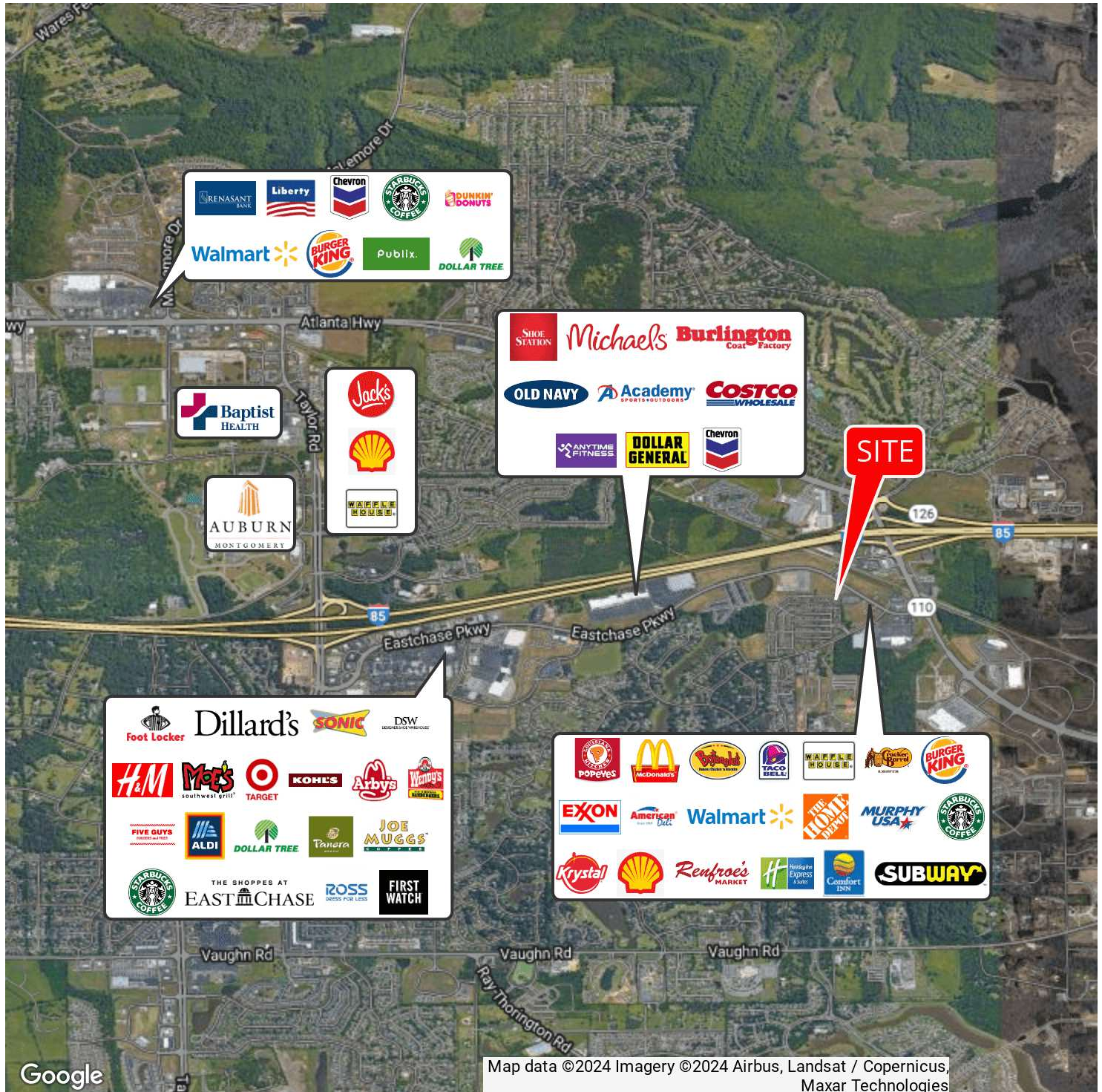
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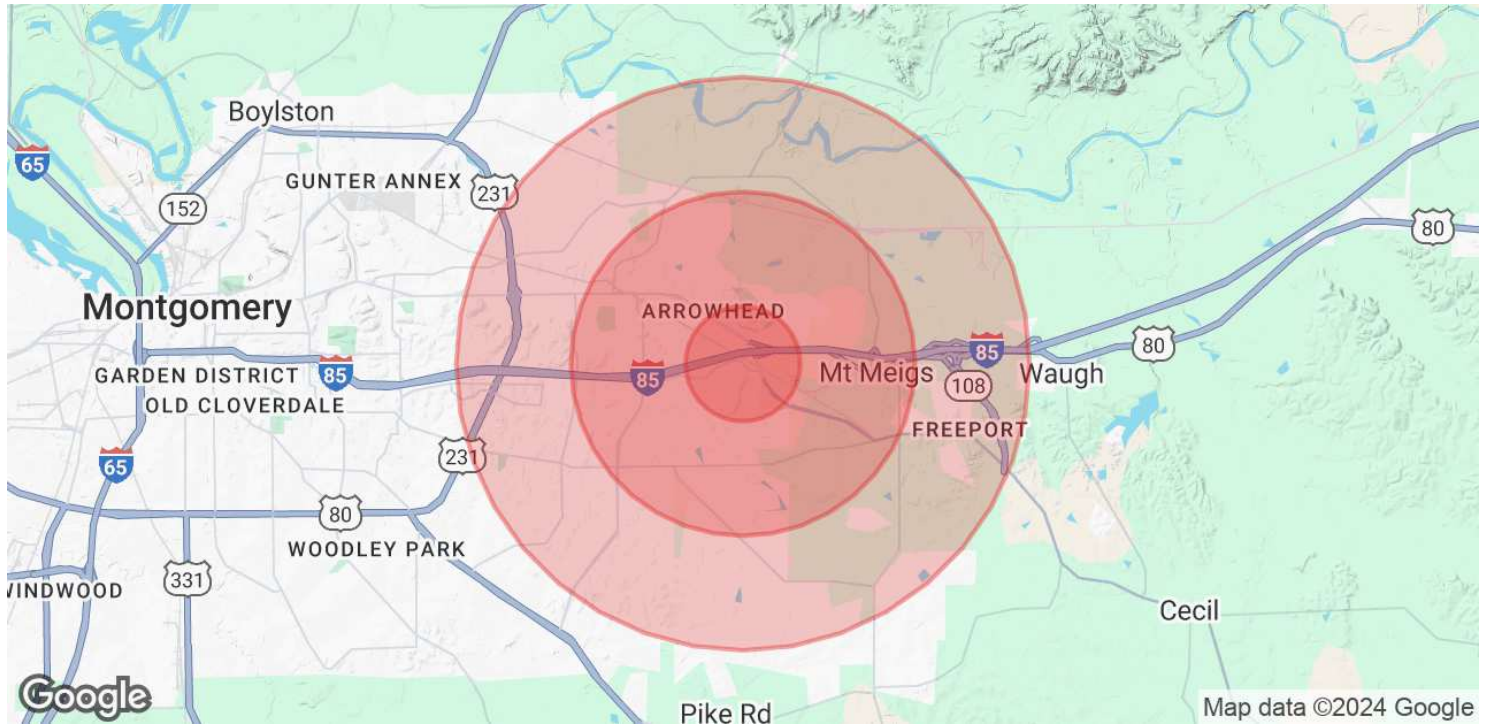
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	3,659	29,731	75,366
Average Age	46	43	40
Average Age (Male)	44	41	38
Average Age (Female)	48	44	41
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,713	12,560	31,025
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$119,756	\$114,932	\$101,567
Average House Value	\$374,142	\$329,756	\$290,754

Demographics data derived from AlphaMap

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