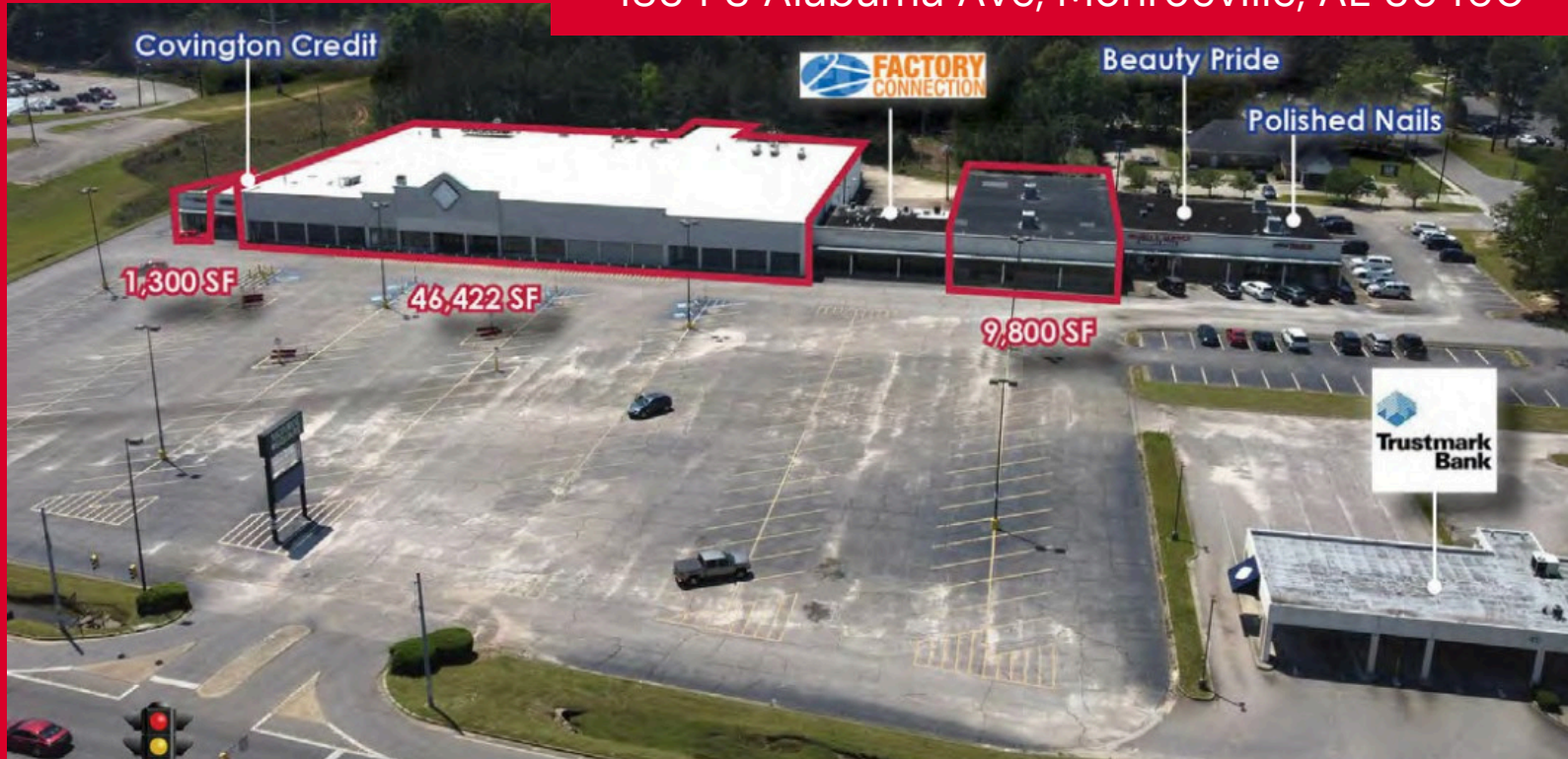


COMMERCIAL FOR LEASE

MONROE SQUARE SHOPPING CENTER

1834 S Alabama Ave, Monroeville, AL 36460



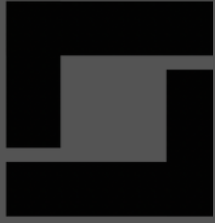
Demographics	3 Miles	5 Miles	10 Miles
Total Households	2,626	4,377	7,306
Total Population	5,665	8,922	14,165
Daytime Population	9,294	11,862	17,297
Median HH Income	\$43,112	\$41,394	\$37,477
Traffic Counts			
16,025 VPD			

PROPERTY HIGHLIGHTS

- 1,300 SF Endcap, 9,800 SF Inline Former Pharmacy & 46,422 SF Former Grocery Anchor Space
- Located on the highly traveled South Alabama Avenue
- Shopping Center is adjacent to Monroe County Hospital
- Great visibility and access located at a signalized intersection with multiple ingress/egress points
- Retailers in the market include Walmart, Tractor Supply, Walgreens, and multiple QSRs
- 1 mile from Coastal Alabama Community College: Monroeville Campus & 1.2 miles from Monroe County High School



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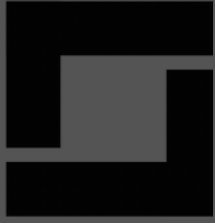
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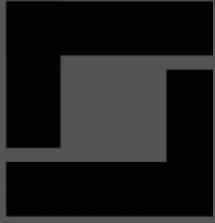
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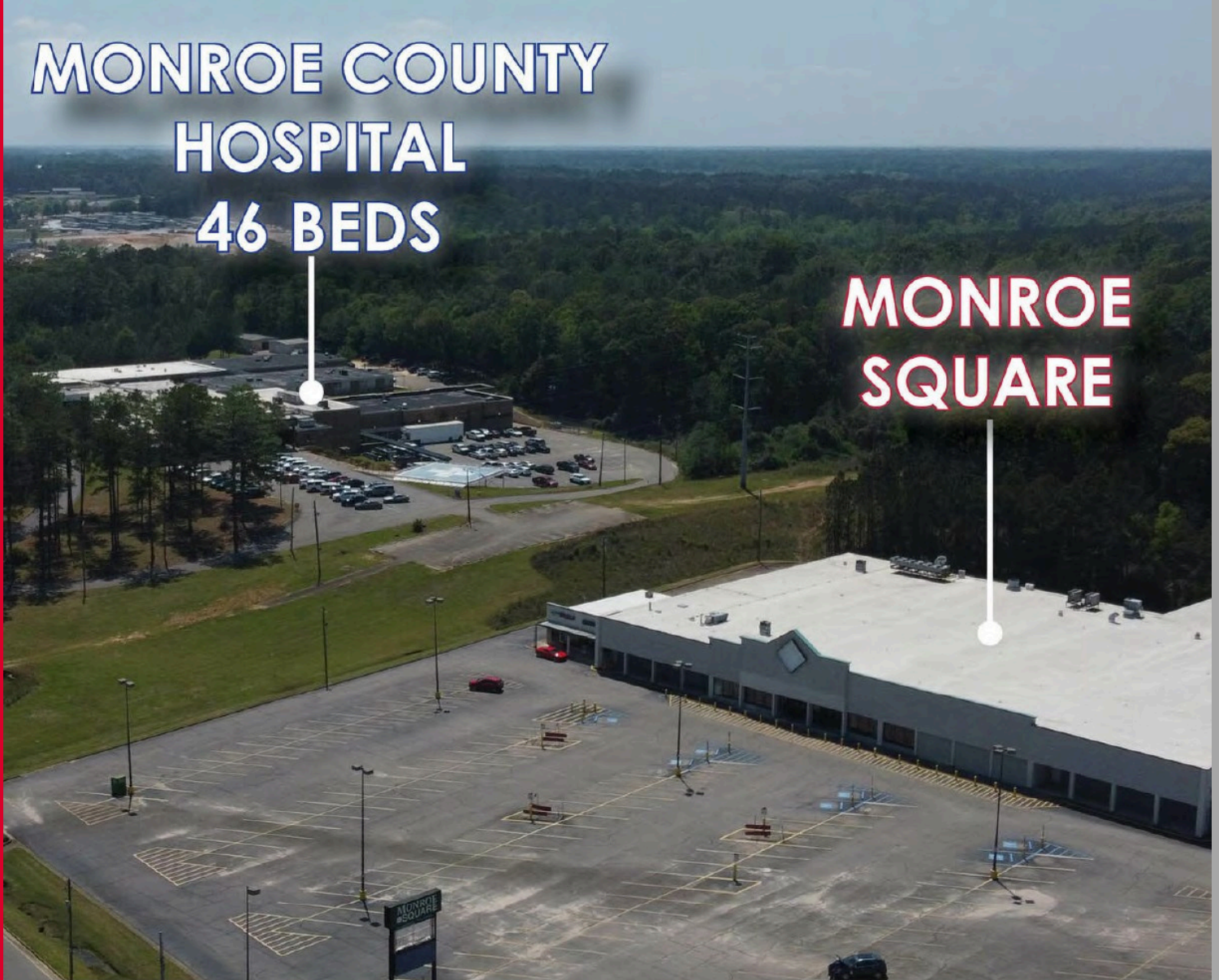


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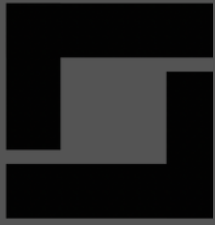
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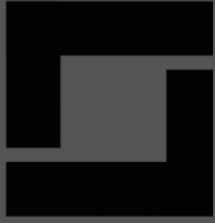
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