

# FOREST HILLS SHOPPING CENTER

3416 ATLANTA HWY, MONTGOMERY, AL 36109

## Executive Summary



### OFFERING SUMMARY

Available SF:	2,237 - 4,644 SF
Lease Rate:	\$9.00 SF/yr (NNN)
Lot Size:	6.08 Acres
Year Built:	1960
Building Size:	52,191
Renovated:	2018
Zoning:	B-4
Price / SF:	\$40.24

### PROPERTY HIGHLIGHTS

- Great Established Shopping Center in North-Central Montgomery
- Restaurant/Catering space available
- This Center's exterior and parking lot was renovated/resurfaced in 2017
- Vacant spaces have recently been vanilla boxed and ready for occupancy.
- Located in the center of Montgomery on Atlanta Highway a Major Montgomery corridor.
- Surrounded by well established & stable residential communities such as Forest Hills, Dalraida, and Morningview.
- The Center has national tenants Aarons Rents, H&R Block as anchors
- 2.0± Miles to I-85
- 2.0± Miles to Maxwell Air Force Base Gunter Annex

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4549	26597	63990
Total Population	8854	58301	132272
Average HH Income	\$48,957	\$57,838	\$51,939

**JON MASTERS, CCIM**

334.387.2724  
Jmasters@mcrmpm.com

**STEVE HUGHES, CCIM**

334.386.2437  
Steve@moorecompanyrealty.com

**MOORE COMPANY REALTY**

312 Catoma St #200, Montgomery, AL 36104  
334.262.1958 | moorecompanyrealty.com



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## Available Spaces



- LEASE TYPE** | NNN
- TOTAL SPACE** | 2,237 - 4,644 SF
- LEASE TERM** | Negotiable
- LEASE RATE** | \$9.00 SF/yr



SUITE	TENANT	SIZE	TYPE	RATE
3420	Available	4,644 SF	NNN	\$9.00 SF/yr
3440	Available	2,237 SF	NNN	\$9.00 SF/yr

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Retail Map



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