FOREST HILLS SLOPRING CENTER

3416 ATLANTA HWY, MONTGOMERY, AL 36109







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

STEVE HUGHES, CCIM

334.387.2724 334.386.2437

Jmasters@mcrmpm.com Steve@moored

Steve@moorecompanyrealty.com



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





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Available Spaces



AVAILABLE

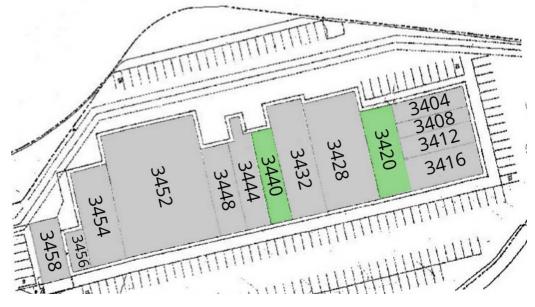
LEASED

LEASE TYPE | NNN

TOTAL SPACE | 2,237 - 4,644 SF

LEASE TERM | Negotiable

LEASE RATE | \$9.00 SF/yr



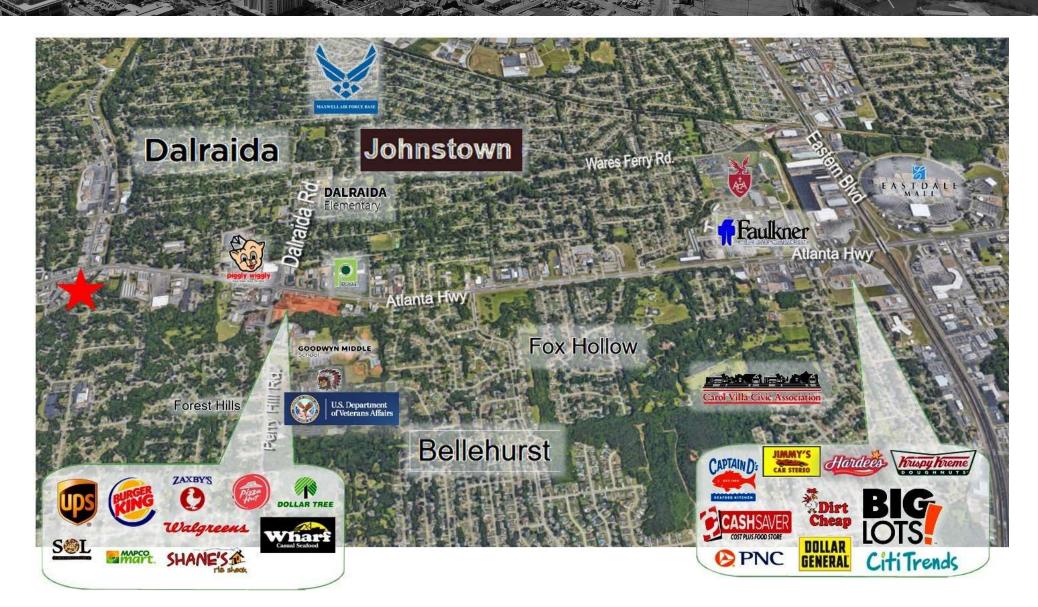
SUITE	TENANT	SIZE	TYPE	RATE
3420	Available	4,644 SF	NNN	\$9.00 SF/yr
3440	Available	2,237 SF	NNN	\$9.00 SF/yr



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Retail Map



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