

GAY MEADOWS SHOPPING CENTER

3040 McGehee Road, Montgomery, AL 36111



OFFERING SUMMARY

Available SF:	1,200 - 3,900 SF
Lease Rate:	\$14.00 SF/yr (NN)
Lot Size:	5 Acres
Year Built:	1964
Building Size:	37,218 SF
Renovated:	1992
Zoning:	B-4
Traffic Count:	16,562

PROPERTY OVERVIEW

Rare retail space in a bustling neighborhood center. Co-Tenants include Family Dollar, Adams Drugs, Subway, Liger's Bakery, ABC Select Spirits and Little Caesars. Nearby business include Regions Bank, Wells Fargo, Renfro's Super Market, Post Office, Jim Massey's Cleaners, Express Oil Change, and American Lube Fast.

LOCATION OVERVIEW

This dynamic location offers a prime opportunity for retail and strip center tenants to join a bustling community. Located at the southeast corner of a busy intersection, this area boasts an array of businesses ensuring a steady flow of traffic and a thriving atmosphere.

PROPERTY HIGHLIGHTS

- Abundant Parking
- Easily Accessible Location
- Well-Established Area
- Intense Shopping District

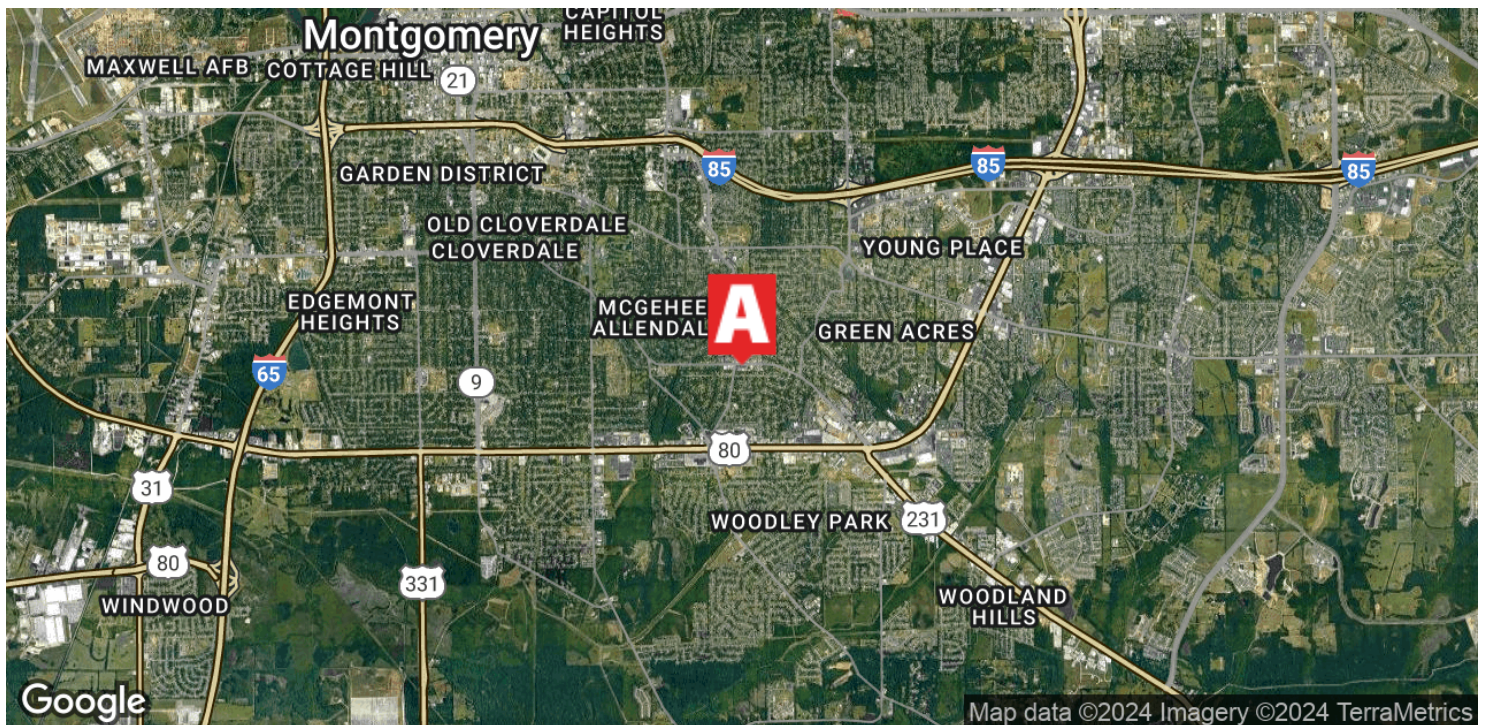
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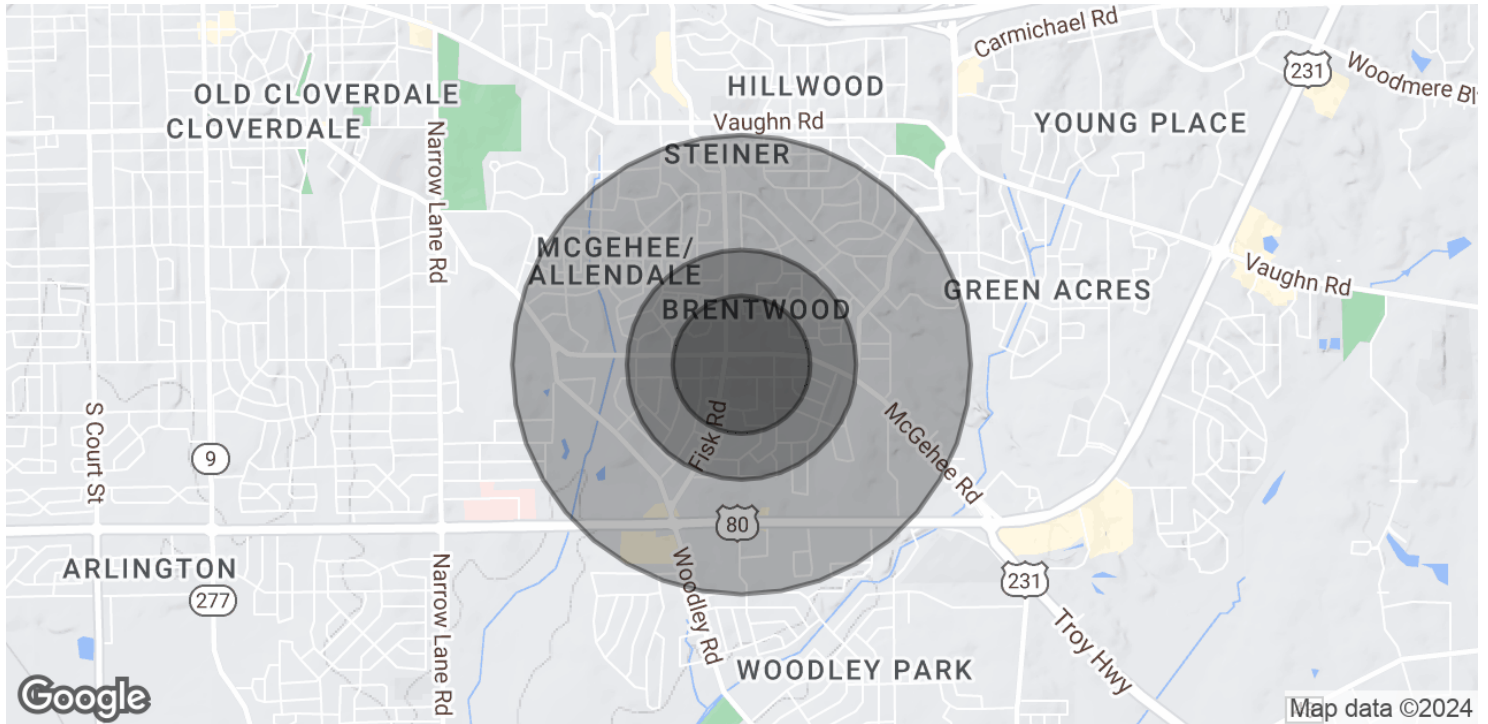
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	768	2,641	9,568
Average Age	39	39	41
Average Age (Male)	37	38	39
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	301	1,037	4,015
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$73,938	\$75,489	\$80,182
Average House Value	\$181,165	\$189,591	\$234,339

Demographics data derived from AlphaMap

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