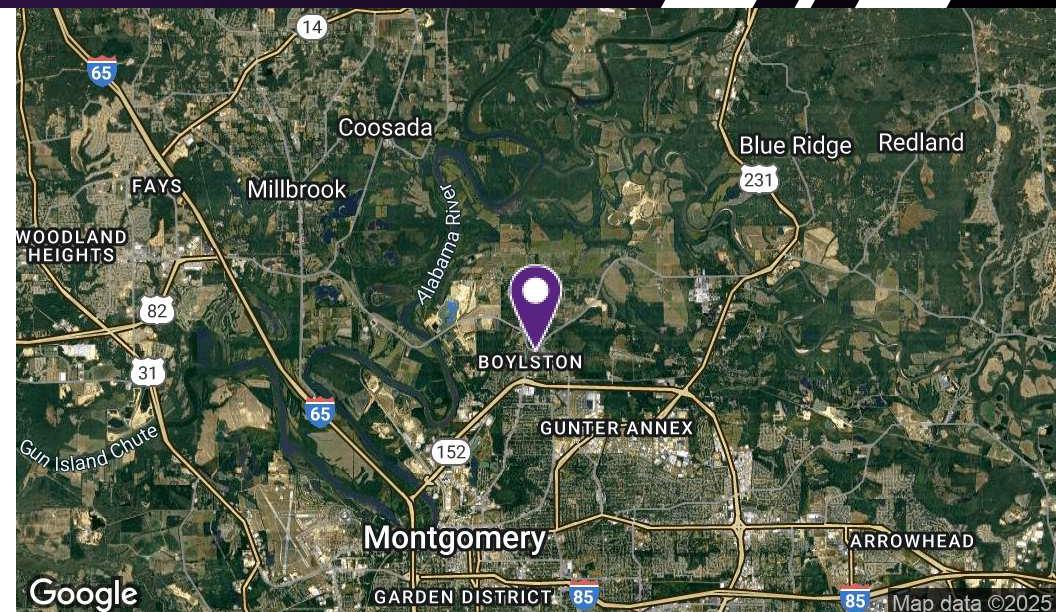


FORMER DOLLAR GENERAL AVAILABLE FOR LEASE

3900 LOWER WETUMPKA RD, MONTGOMERY, AL 36110



PROPERTY HIGHLIGHTS

- Former Dollar General for lease in Montgomery, AL.
- 10,640 SF freestanding building zoned B-2 (Commercial)
- Located along Lower Wetumpka Road (7,500+ vehicles per day) and Alabama River Parkway (5,200+ vehicles per day)
- Less than one mile from the Montgomery Zoo and Wildlife Museum
- Ample parking and building signage available

OFFERING SUMMARY

Lease Rate:	Call for Pricing
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Available SF:	10,640 SF
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DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,466	21,225	103,298
Total Population	3,601	53,150	254,613
Average HH Income	\$62,595	\$62,255	\$74,665

Andrew Collat
Bradley Keller

Associate Broker
Associate Broker

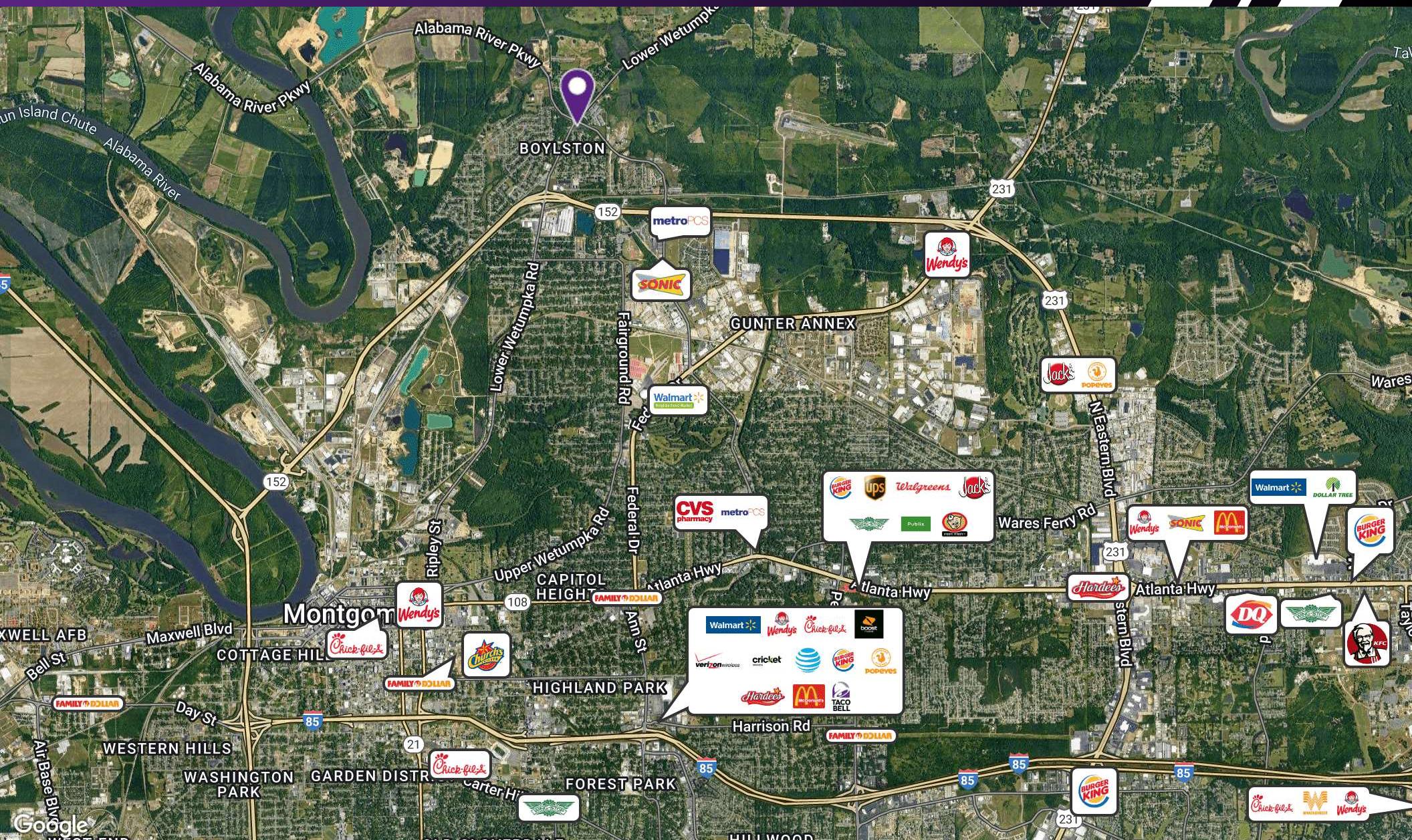
205.271.7224
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All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.

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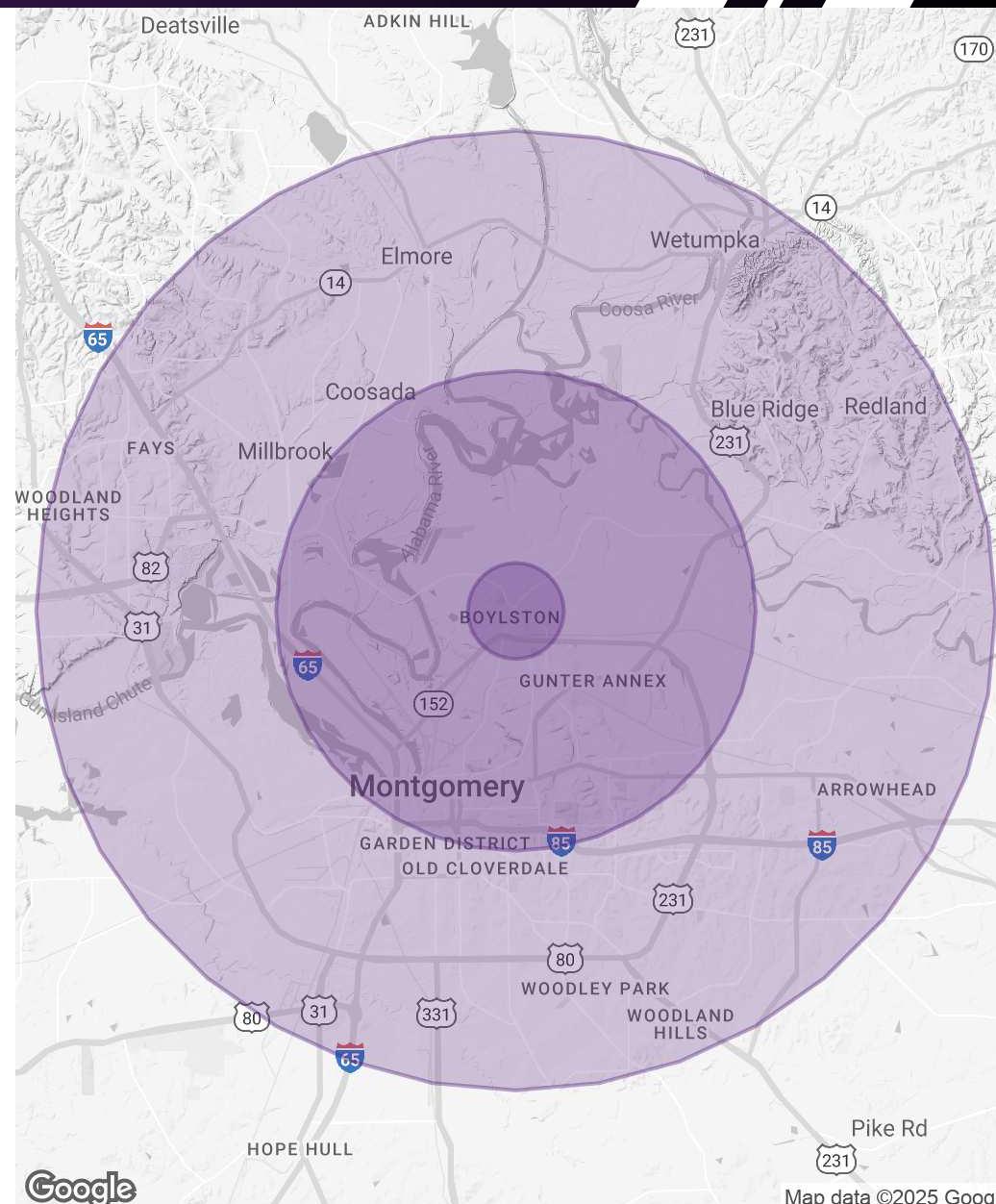
FORMER DOLLAR GENERAL AVAILABLE FOR LEASE

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,601	53,150	254,613
Average Age	40	39	40
Average Age (Male)	38	38	38
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,466	21,225	103,298
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$62,595	\$62,255	\$74,665
Average House Value	\$119,173	\$154,697	\$205,170

Demographics data derived from AlphaMap



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