

# 6955 ATLANTA HWY

MONTGOMERY, AL 36117

## Executive Summary



### OFFERING SUMMARY

Available SF:	0.74 Acres
Lease Rate:	\$60,000.00 per year (Ground)
Opportunity Available:	Build To Suit
Lot Size:	0.74 Acres
Zoning:	B-2
Market:	Montgomery

### PROPERTY HIGHLIGHTS

- ±0.74 AC-pad ready lot
- One of the strongest retail corridors in Montgomery
- Superior site with multiple ingress and egress points
- Located on the desirable North side of Atlanta Highway, with excellent visibility & traffic counts of ±34,826 AADT
- Excellent development site for medical, retail businesses and general services
- Close proximity to major retailers including: Walmart, CVS, Walgreens, Starbucks & Publix
- ±0.6 Miles from Baptist Medical Center East: Baptist Medical Center East is a 176-bed acute care hospital providing high-quality healthcare, specializing in women and children's services. Baptist Medical Center East is home to approximately 3,800 baby deliveries each year, making it the third-highest in total deliveries in the State of Alabama.
- ±1.0 miles from Auburn University Montgomery- It has a total undergraduate enrollment of 3,757 (fall 2022), and the campus size is 500 acres
- ±2.0 Miles from I-85
- ±2.5 Miles from The Shoppes at Eastchase: With over 6.1 MILLION visitors every year & more than 85 stores and restaurants- the center is anchored by Dillard's, Target, Kohl's, and H&M
- ±7.8 Miles from Downtown Montgomery

JON MASTERS, CCIM

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MOORE COMPANY REALTY

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



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## Lease Spaces



### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
6955 Atlanta Highway	Available	0.74 Acres	Ground Lease	\$60,000 per year

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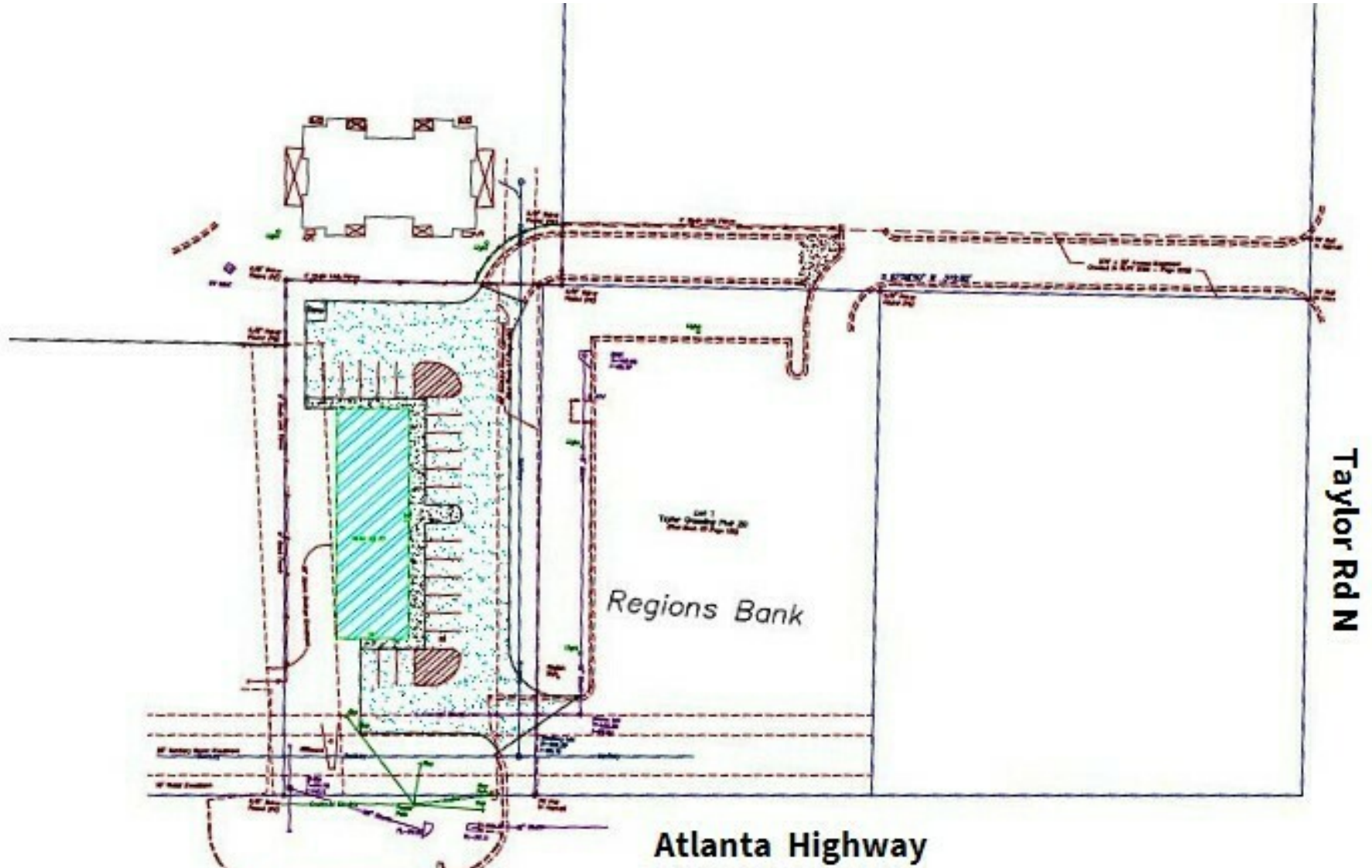
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# Sample Site Plan



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# Demographics

## DEMOGRAPHIC SUMMARY

6955 Atlanta Hwy, Montgomery, Alabama, 36117 5  
Ring of 3 miles

### KEY FACTS

41,174

Population



18,031

Households



Median Age

\$53,302

Median Disposable Income

### EDUCATION



No High School Diploma



23%

High School Graduate



29%

Some College



43%

Bachelor's/Grad/Prof Degree

### INCOME



\$65,852

Median Household Income



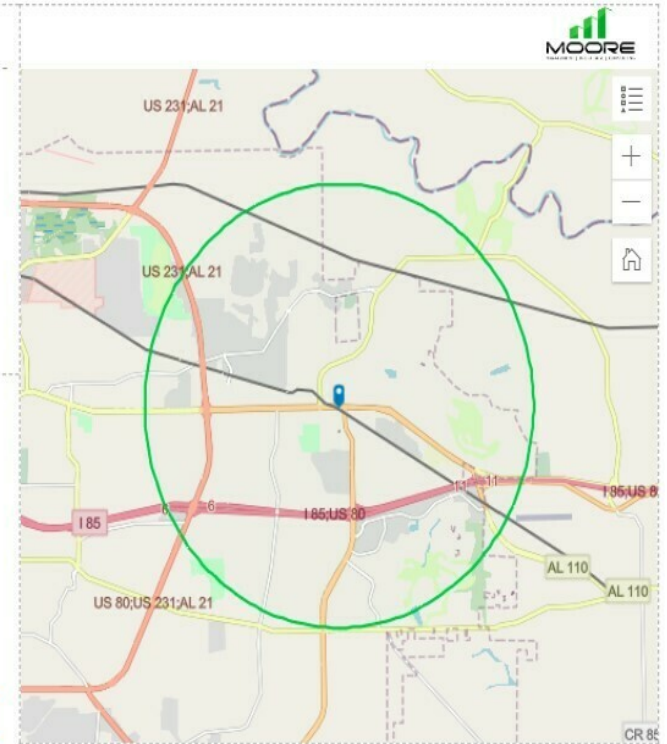
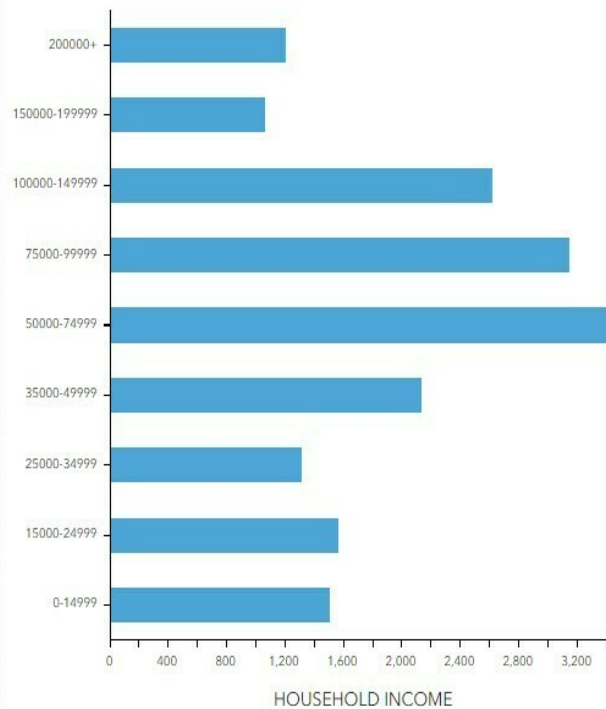
\$41,036

Per Capita Income



\$140,700

Median Net Worth



### EMPLOYMENT



White Collar

69%



Blue Collar

19%



Services

15%



Unemployment Rate

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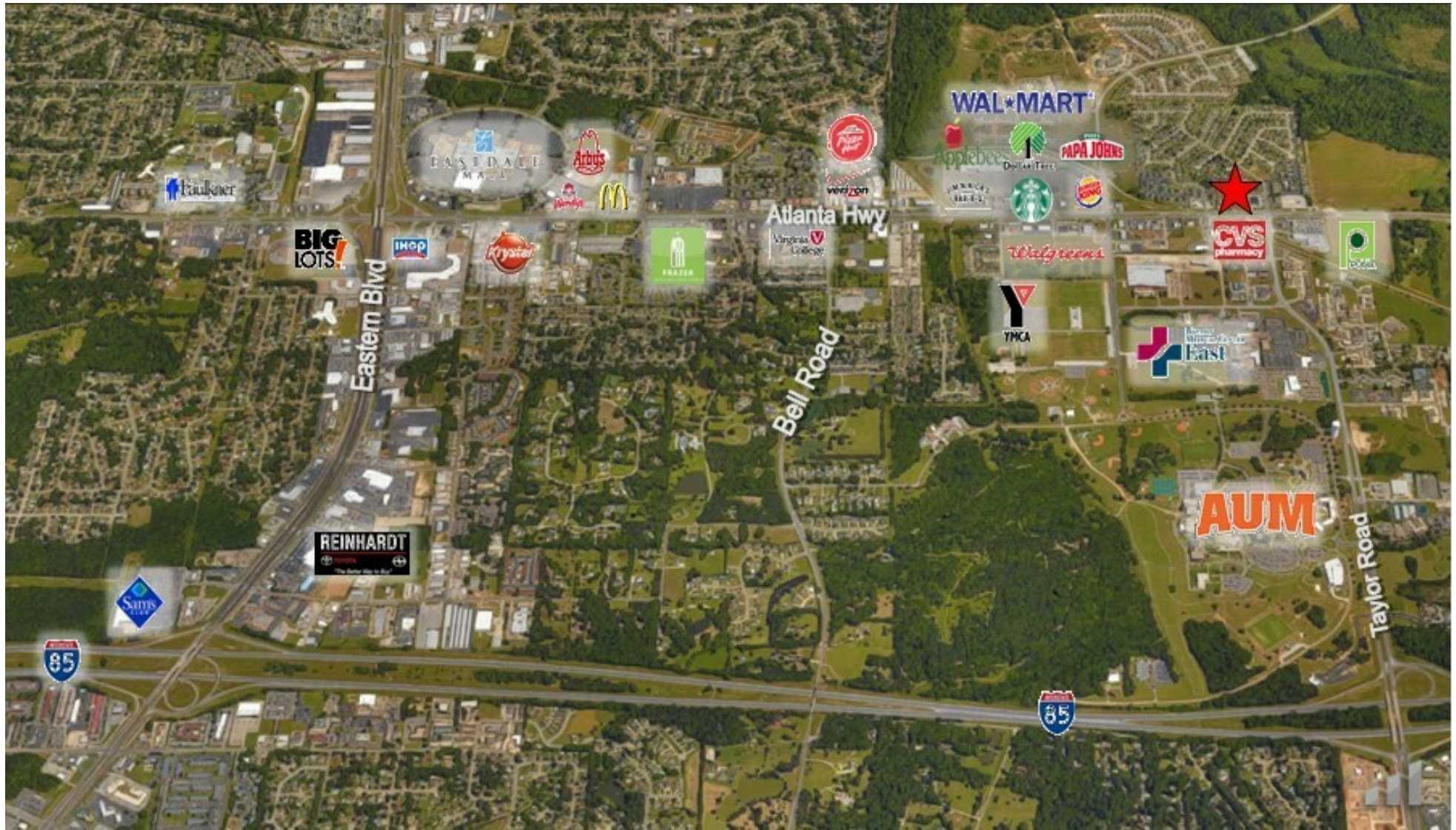
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## Retail Map



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