

## Publix #1025 - Dalraida Commons

4045 Atlanta Highway  
 Montgomery, AL 36109  
 Lat 32.383, Long -86.242

## DEMOGRAPHICS

|                        | 1-Mile Radius | 3-Mile Radius | 5-Mile Radius |
|------------------------|---------------|---------------|---------------|
| 2019 Population        | 8,133         | 64,376        | 143,317       |
| 2024 Population        | 8,084         | 64,095        | 143,291       |
| 2019 Average HH Income | \$68,956      | \$60,551      | \$62,144      |
| 2019 Median HH Income  | \$53,534      | \$43,616      | \$44,033      |

## PROPERTY HIGHLIGHTS

- Publix Anchored Center
- Montgomery MSA
- Great visibility
- Strong tenant mix
- Easy ingress and egress
- Traffic Count (2018): 31,040 CPD

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 Licensed Real Estate Broker

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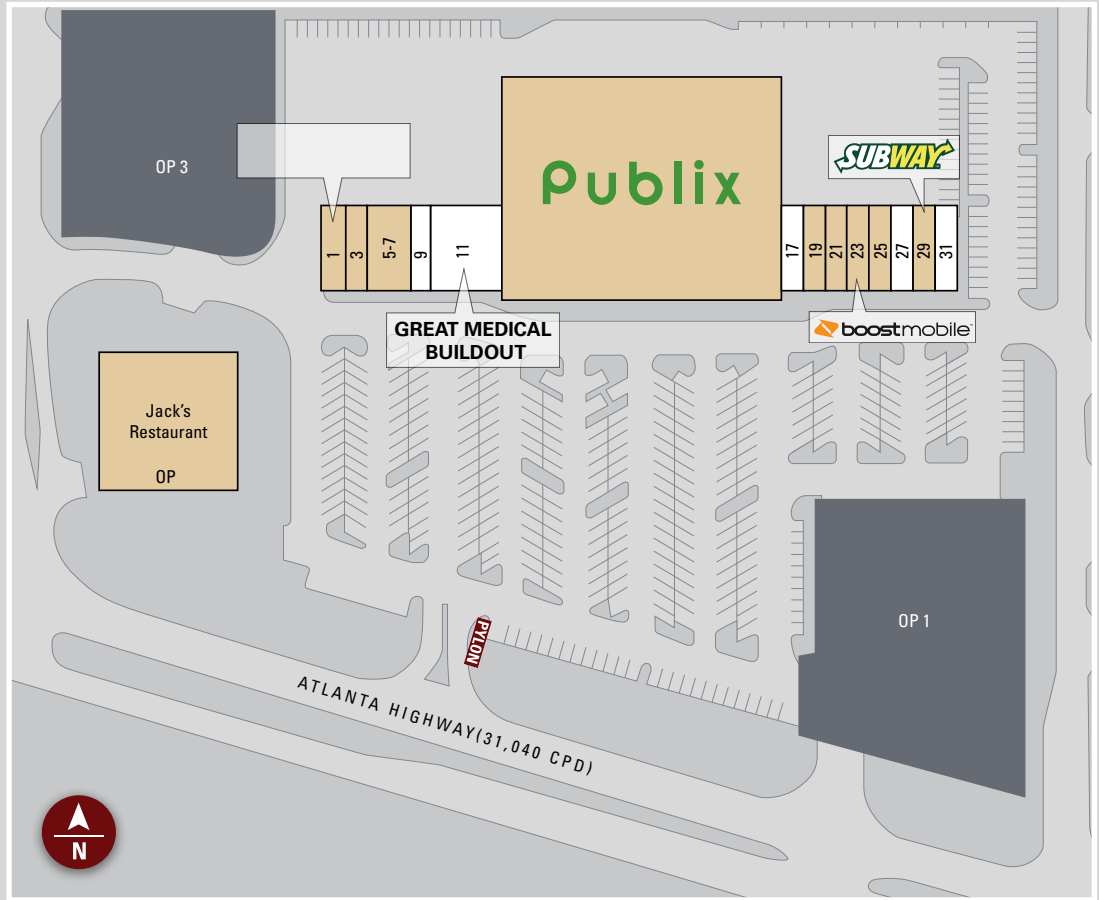
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## SITE PLAN

| STE          | TENANT                        | SIZE          |
|--------------|-------------------------------|---------------|
|              | Publix                        | 45,600        |
| 1            | Little Ceasers                | 1,365         |
| 3            | Panda Inn                     | 1,432         |
| 5-7          | Palm Beach Tan                | 2,813         |
| 9            | AVAILABLE                     | 1,311         |
| 11           | AVAILABLE (Medical Build-out) | 4,404         |
| 17           | AVAILABLE                     | 1,470         |
| 19           | WNB Factory                   | 1,432         |
| 21           | Hair Masters                  | 1,502         |
| 23           | Boost Mobile                  | 1,311         |
| 25           | Nail Studio                   | 1,311         |
| 27           | AVAILABLE                     | 1,502         |
| 29           | Subway                        | 1,432         |
| 31           | AVAILABLE                     | 1,365         |
| OP           | Jack's Restaurant             | 1 Acre        |
| <b>TOTAL</b> |                               | <b>68,250</b> |

AVAILABLE  NOT OWNED



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