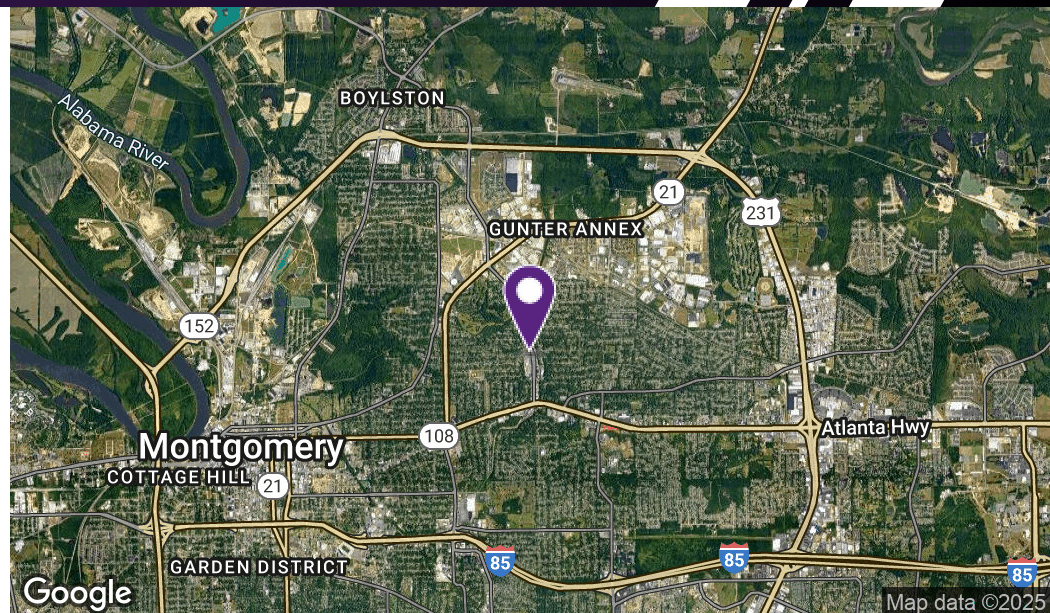


OUTPARCEL FOR LEASE

439 COLISEUM BLVD, MONTGOMERY, AL 36109



PROPERTY HIGHLIGHTS

- ±0.688- acre corner lot at Coliseum Blvd & Biltmore Ave
- Excellent visibility and frontage on the corner of a lighted intersection
- High-traffic corridor with strong daily vehicle counts of 14,949 VPD
- Convenient access to Interstate 85, Downtown Montgomery, and Atlanta Hwy
- YMCA investing \$2.5 million in renovations, adding new workout and family facilities
- Dollar General undergoing remodel within the center

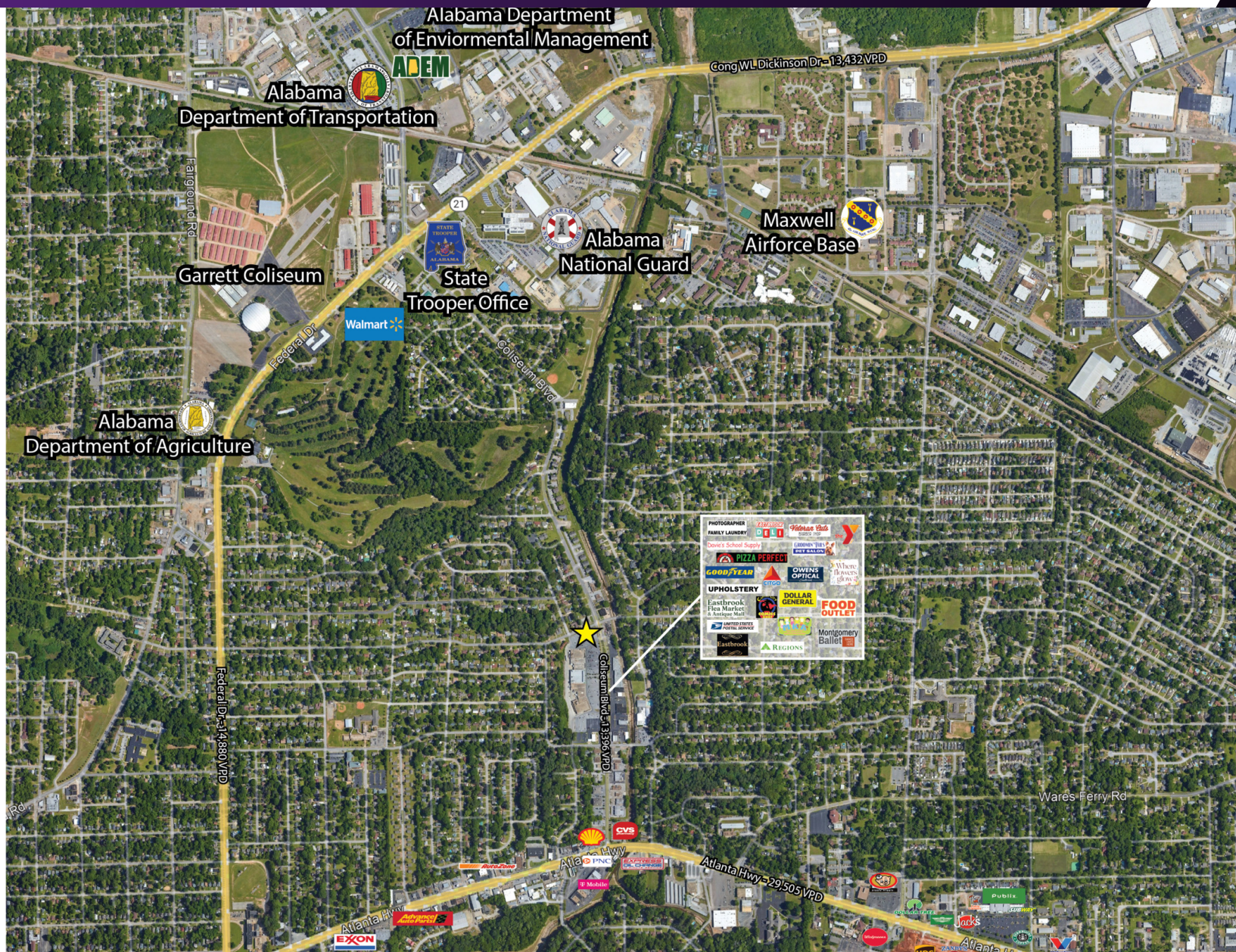
OFFERING SUMMARY

Lease Rate:	Call for Pricing
Lot Size:	0.688 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,835	21,616	49,105
Total Population	8,793	52,804	115,870
Average HH Income	\$67,892	\$64,808	\$67,521

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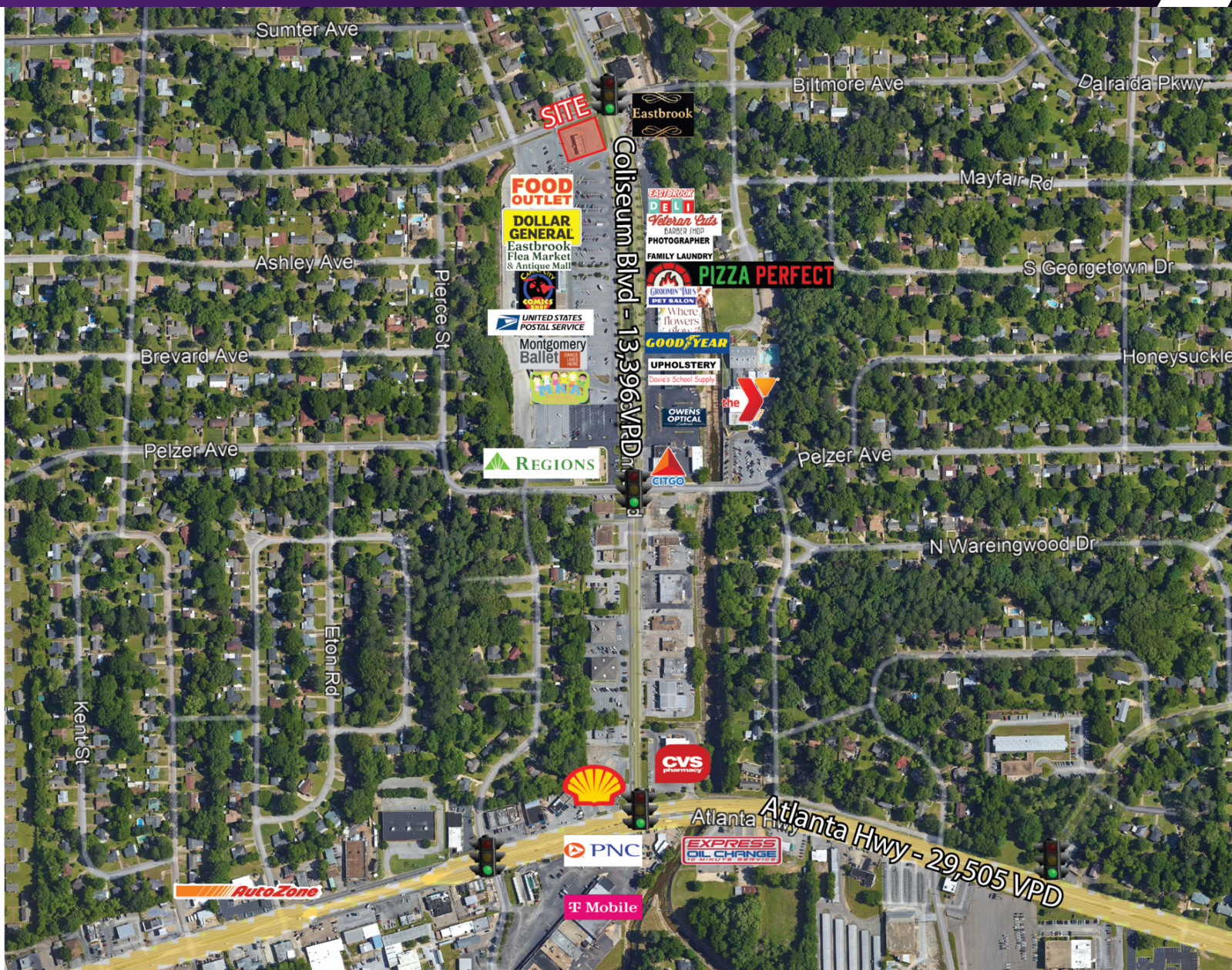
Matthew Buckalew Associate Broker 334.322.6203 mbuckalew@southpace.com

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.



OUTPARCEL FOR LEASE

439 COLISEUM BLVD, MONTGOMERY, AL 36109



OUTPARCEL FOR LEASE

439 COLISEUM BLVD, MONTGOMERY, AL 36109

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,793	52,804	115,870
Average Age	41	39	39
Average Age (Male)	39	38	38
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,835	21,616	49,105
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$67,892	\$64,808	\$67,521
Average House Value	\$147,313	\$159,114	\$189,990

Demographics data derived from AlphaMap

