



FOR SUBLEASE

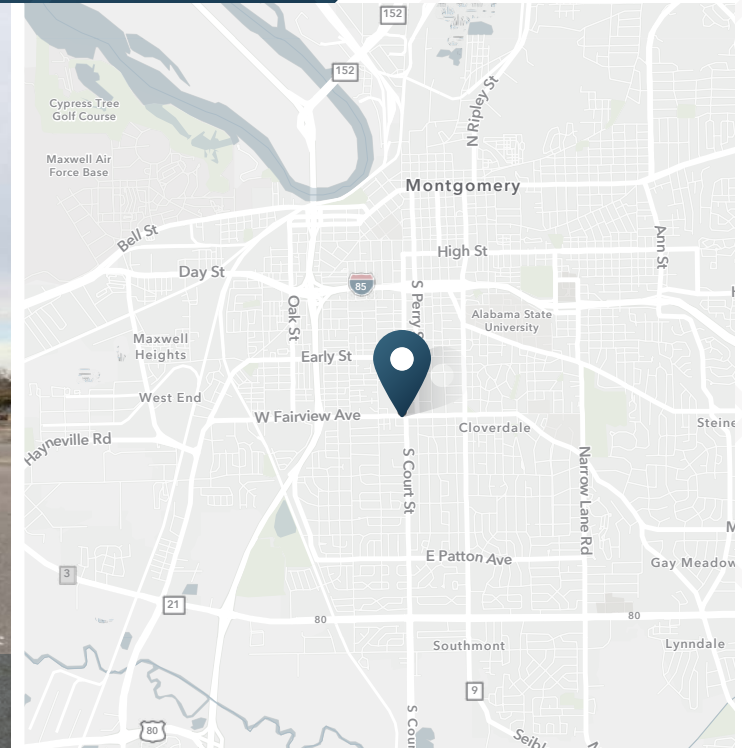
Former Walgreens with Drive-Thru

10 West Fairview Avenue | Montgomery, AL



Former Walgreens with Drive-Thru

10 West Fairview Avenue | Montgomery, AL 36105



12,114 SF

Available

\$4.50 PSF

Lease Rate

CONTACT

Martin Smith

205.776.6151

martin.smith@srsre.com

Cooper Smith

205.558.6161

cooper.smith@srsre.com

Jon Spadafino

212.710.5257

jon.spadafino@srsre.com

DESCRIPTION

- 12,114 SF former Walgreens with drive-thru
- Stand-alone building located on a highly visible corner at a lighted intersection in Alabama's State Capitol of Montgomery
- Less than two miles from Alabama State University, Huntingdon College, and Treholm State Community College
- Less than 5 miles from Maxwell Air Force Base, home to Air University - a key component of Air Education and Training Command and the Air Force's center for professional military education
- Lease expires 4/30/2025
- All offers are subject to approval by Walgreens Real Estate Committee.

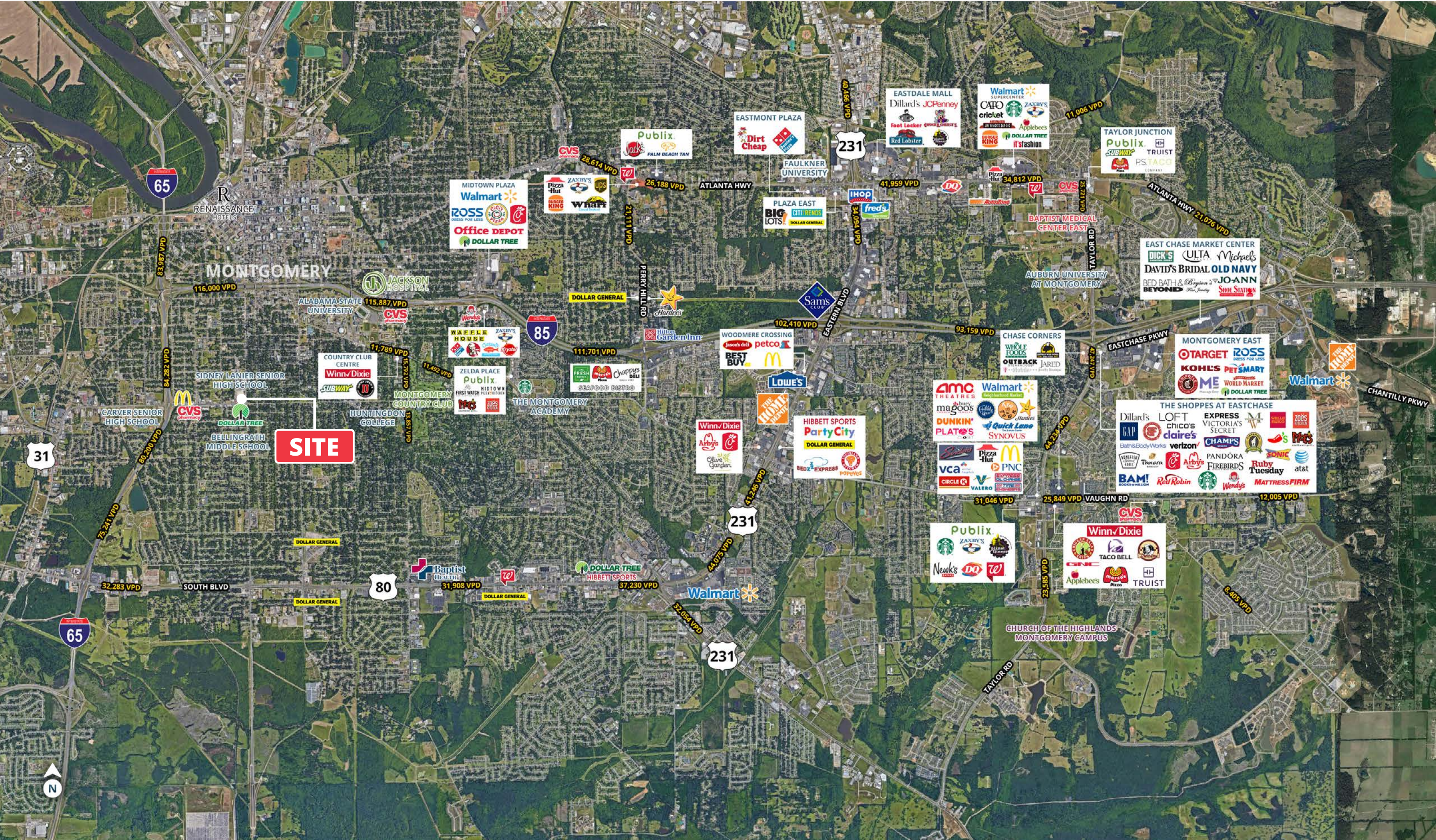
NEARBY

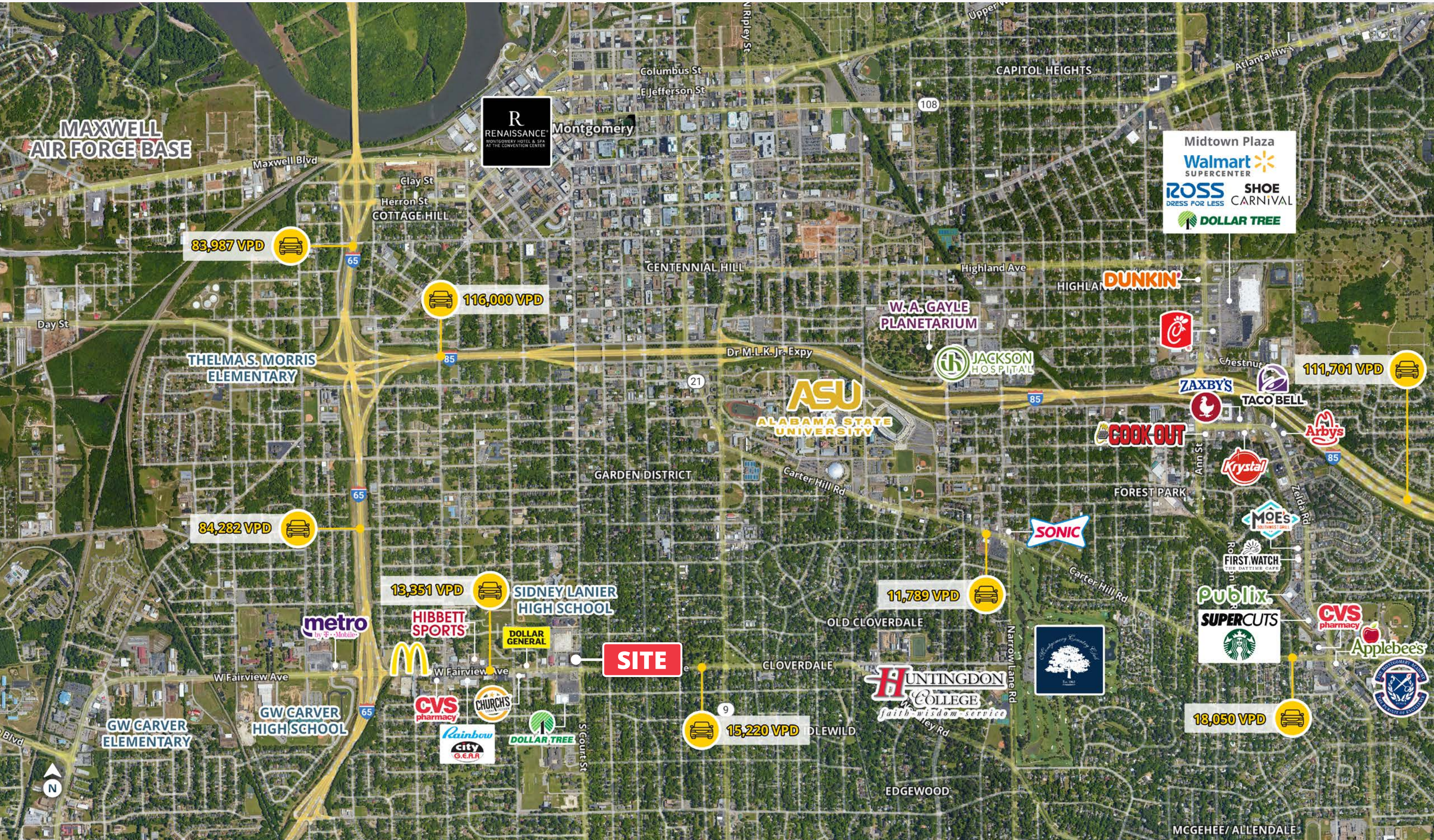


TRAFFIC COUNTS

West Fairview Avenue, E of Site	15,220 VPD
West Fairview Avenue, W of Site	13,351 VPD
I-65, W of Site	84,282 VPD
I-85, NW of Site	116,000 VPD

Year: 2021 | Source: ALDOT





83,987 VPD

116,000 VPD

84,282 VPD

13,351 VPD

11,739 VPD

15,220 VPD

18,050 VPD

111,701 VPD

SITE

MAXWELL AIR FORCE BASE

RENAISSANCE
MONTGOMERY HOTEL & SPA
AT THE CONVENTION CENTER

Midtown Plaza
Walmart
SUPERCENTER
ROSS
DRESS FOR LESS
SHOE CARNIVAL
DOLLAR TREE

THELMA S. MORRIS
ELEMENTARY

ASU
ALABAMA STATE
UNIVERSITY

GW CARVER
ELEMENTARY

GW CARVER
HIGH SCHOOL

SIDNEY LANIER
HIGH SCHOOL

HUNTINGDON
COLLEGE
faith-wisdom-service

SONIC

COOK OUT

DUNKIN'

W.A. GAYLE
PLANETARIUM

JACKSON
HOSPITAL

ZAXBY'S

TACO BELL

Arbys

Krystal

MOE'S

FIRST WATCH

Publix

SUPERCUTS

CVS
pharmacy

Applebee's

metro
by T-Mobile

HIBBETT
SPORTS

McDonald's

CVS
pharmacy

CHURCH'S

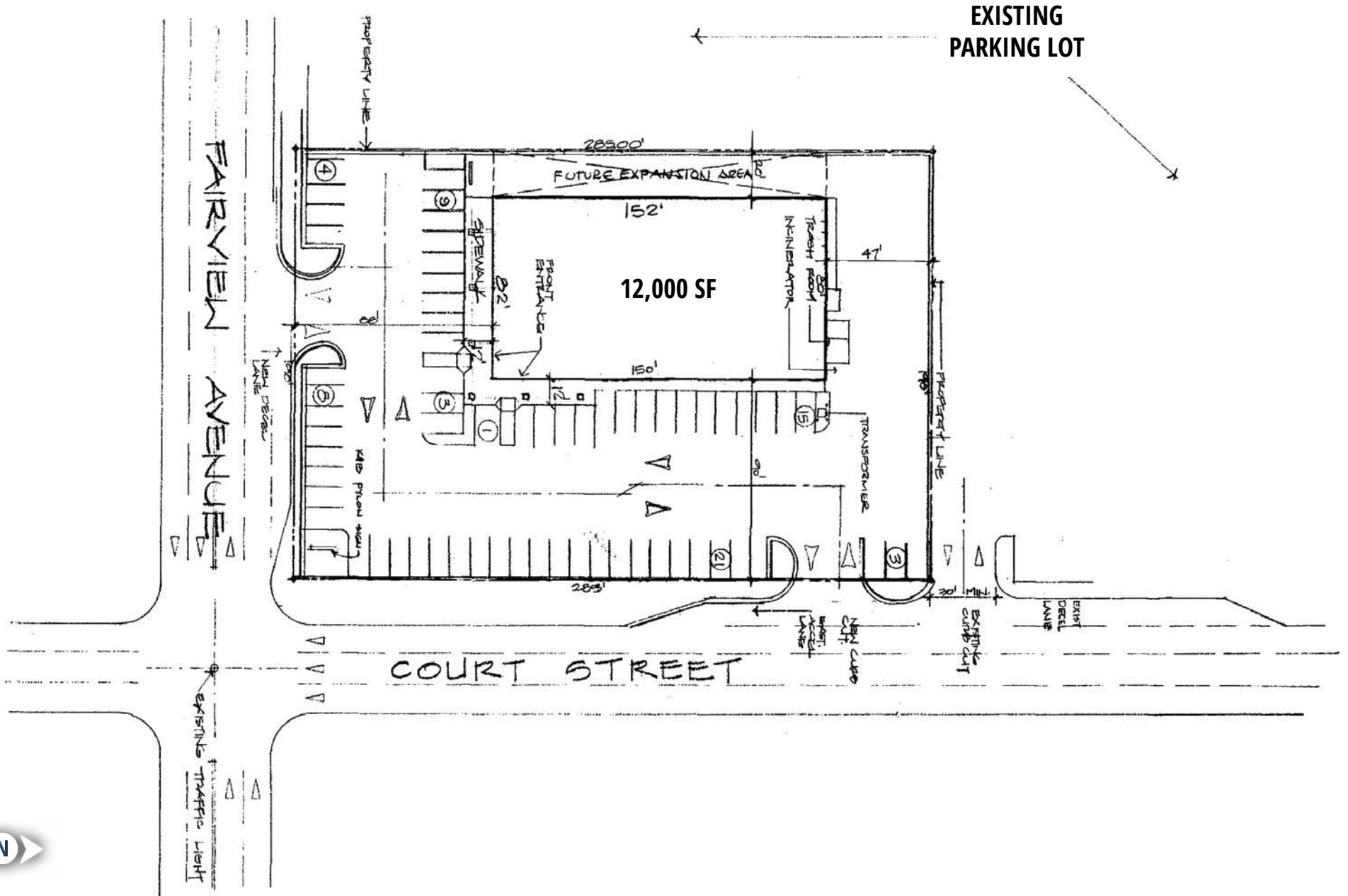
Rainbow
city
G.E.A.A.

DOLLAR TREE

DOLLAR GENERAL

Former Walgreens with Drive-Thru

10 West Fairview Avenue | Montgomery, AL 36105



Former Walgreens with Drive-Thru

10 West Fairview Avenue | Montgomery, AL 36105



DEMOGRAPHIC HIGHLIGHTS

1 MILE

8,713 Population	7,536 Total Daytime Population	\$70,540 Average Household Income	3,908 Total Households
---------------------	--------------------------------------	-----------------------------------------	------------------------------

3 MILES

52,216 Population	87,680 Total Daytime Population	\$68,447 Average Household Income	20,892 Total Households
----------------------	---------------------------------------	-----------------------------------------	-------------------------------

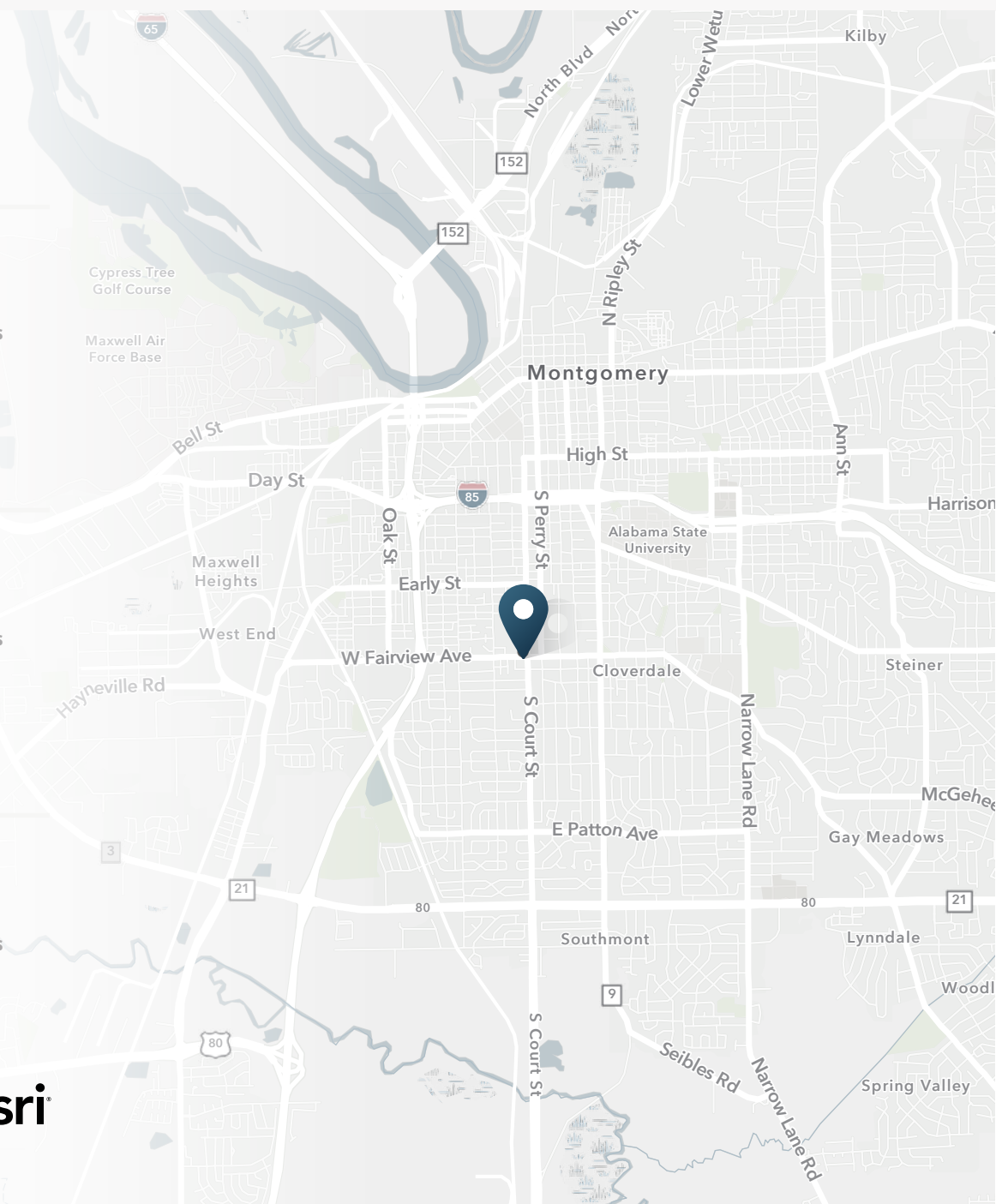
5 MILES

112,131 Population	147,889 Total Daytime Population	\$68,063 Average Household Income	45,749 Total Households
-----------------------	----------------------------------------	-----------------------------------------	-------------------------------

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Montgomery
Regional
Report





SRS Real Estate Partners

304 20th Street South
Birmingham, AL 35233
205.259.2195

Martin Smith

205.776.6151

martin.smith@srsre.com

Cooper Smith

205.558.6161

cooper.smith@srsre.com

Jon Spadafino

212.710.5249

jon.spadafino@srsre.com

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.