



±12,382 SF FREESTANDING BUILDING FOR LEASE

NWC of Fairview Ave & S Court St in Montgomery, Alabama



Willcoxon Properties

±12,382 SF Freestanding Building

LOCATION:

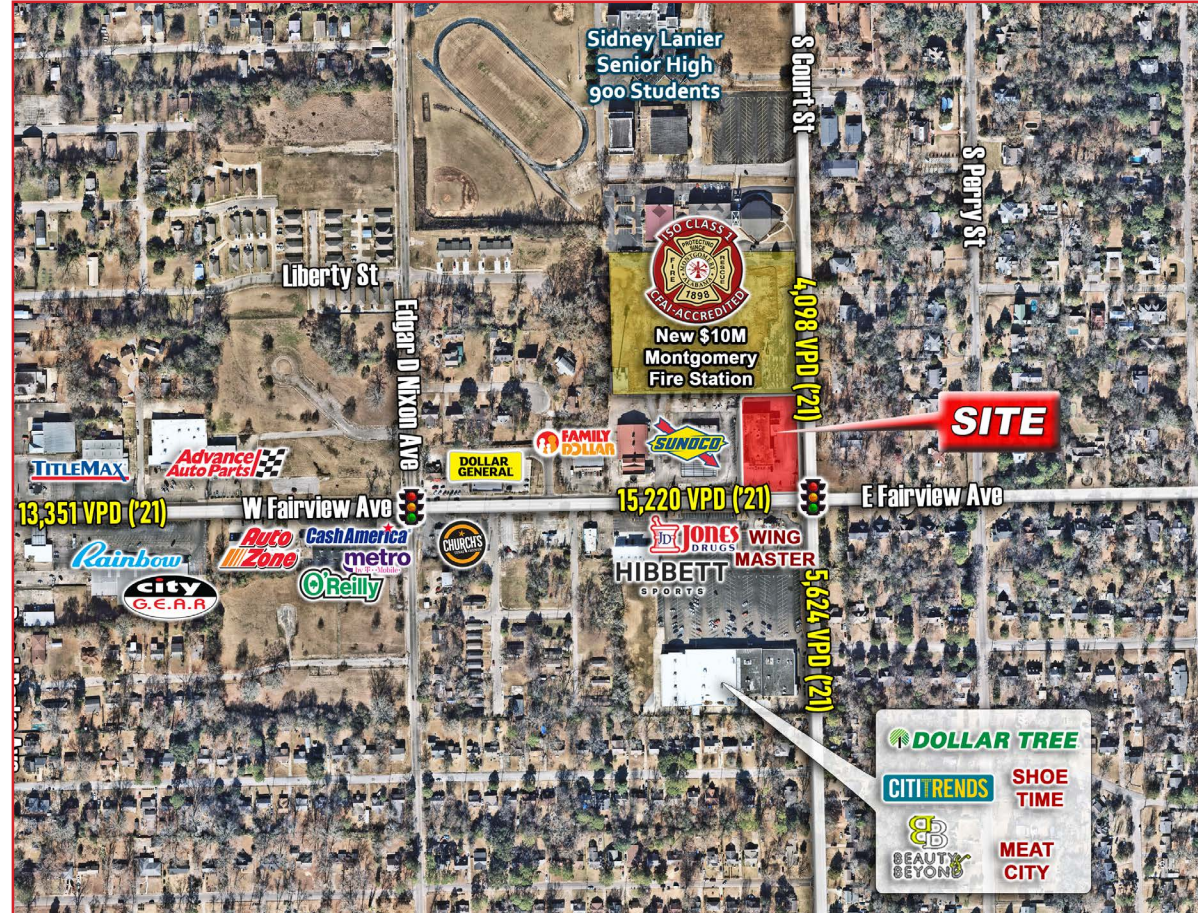
NWC of Fairview Ave & S Court St
10 West Fairview Avenue
Montgomery, Alabama 36105

AVAILABLE:

±12,382 SF Freestanding Building on ±1.24 Acres
(former Walgreens Pharmacy)

HIGHLIGHTS

- 190' of frontage on W Fairview Ave & 285' of frontage on S Court St
- Hard Corner, Signalized Intersection
- Ideal for Medical Clinic or Retail
- Pylon Signage Available
- Easy Access & Excellent Visibility
- Across from the premier shopping center of West Montgomery which includes a brand new Hibbett Sports, Citi-Trends, Dollar Tree, grocery store, shoe store, pharmacy, beauty supply store, hair salon, wings restaurant, and more



PRICING

Call for Pricing

TRAFFIC COUNTS

West Fairview Avenue: 15,220 VPD
South Court Street: 4,098 VPD
(ALDOT 2021)

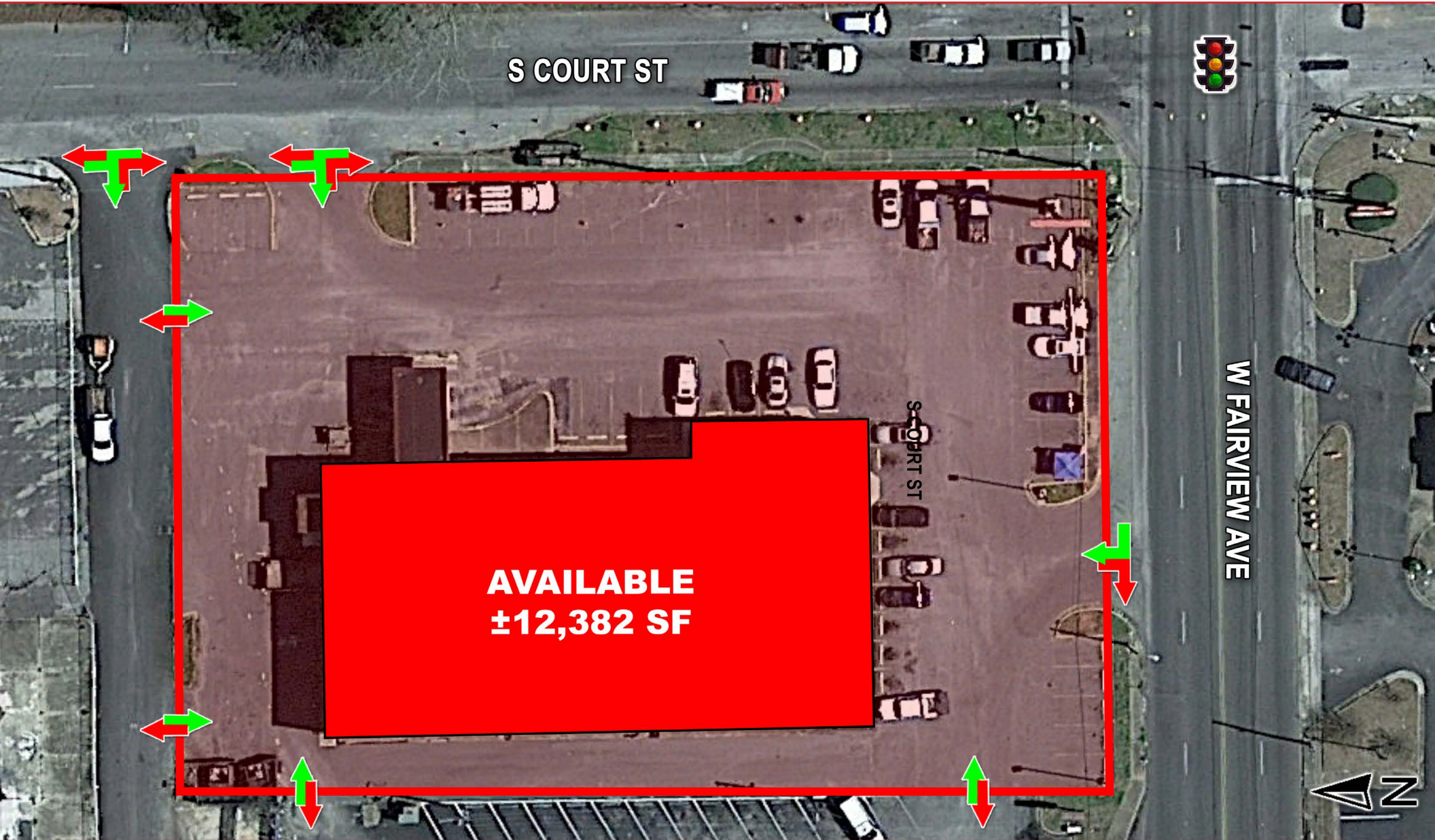
DEMOGRAPHICS

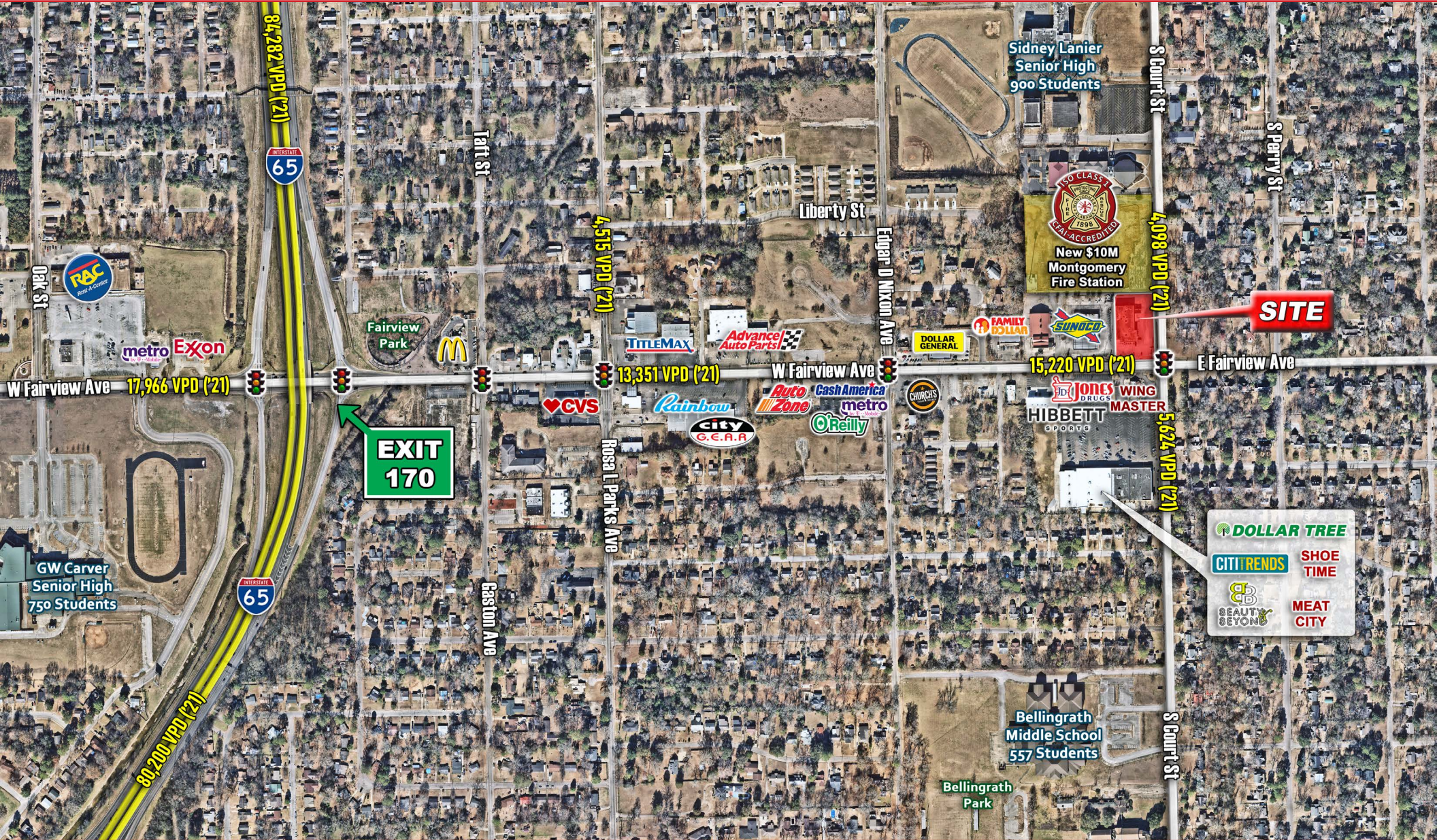
	1-mile	3-mile	5-mile
2022 Population	8,352	52,796	112,330
Daytime Population	7,260	88,041	147,991
Households	3,856	21,163	45,640
Average HH Income	\$70,775	\$68,222	\$67,851

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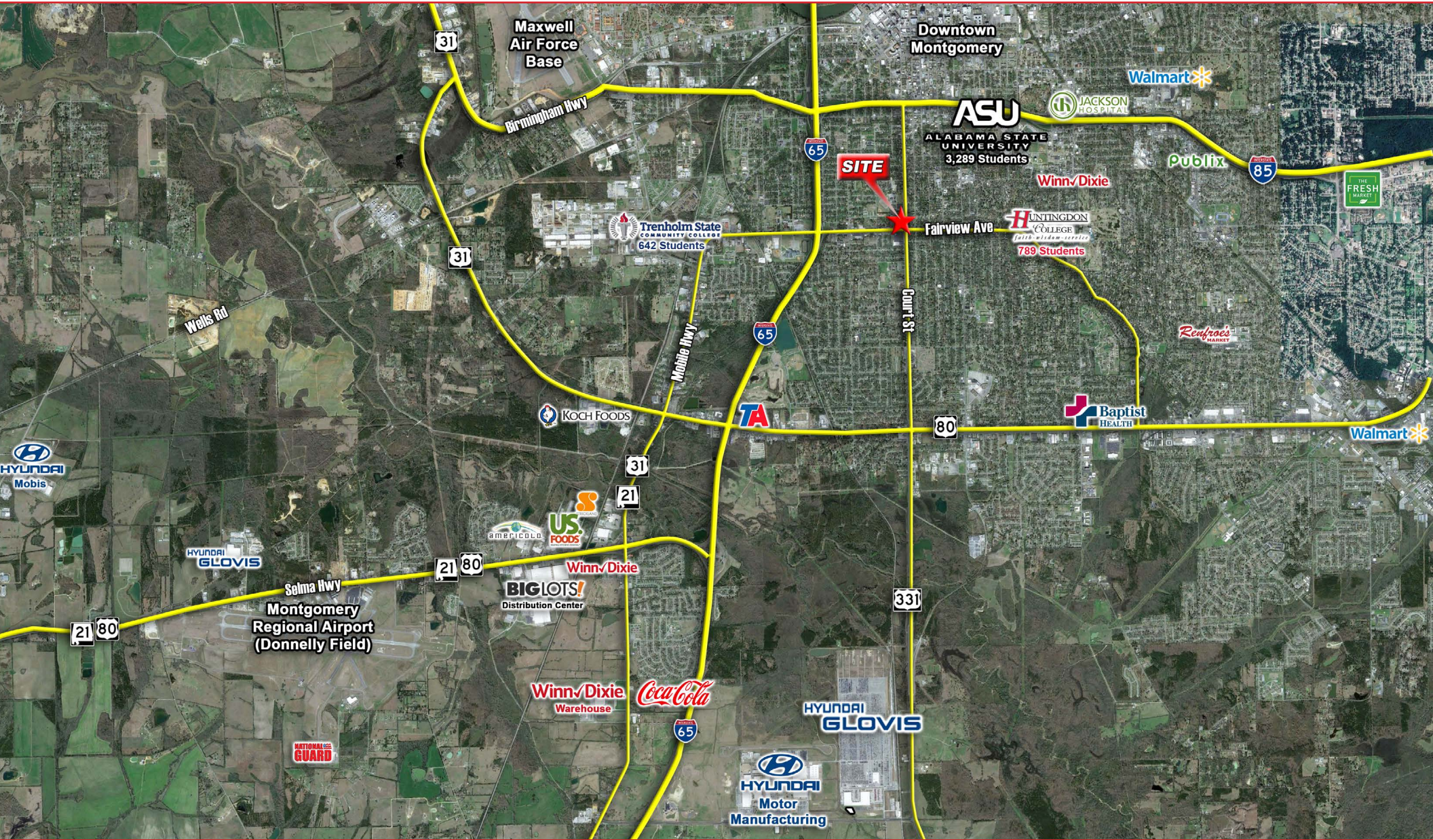
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