



AVAILABLE

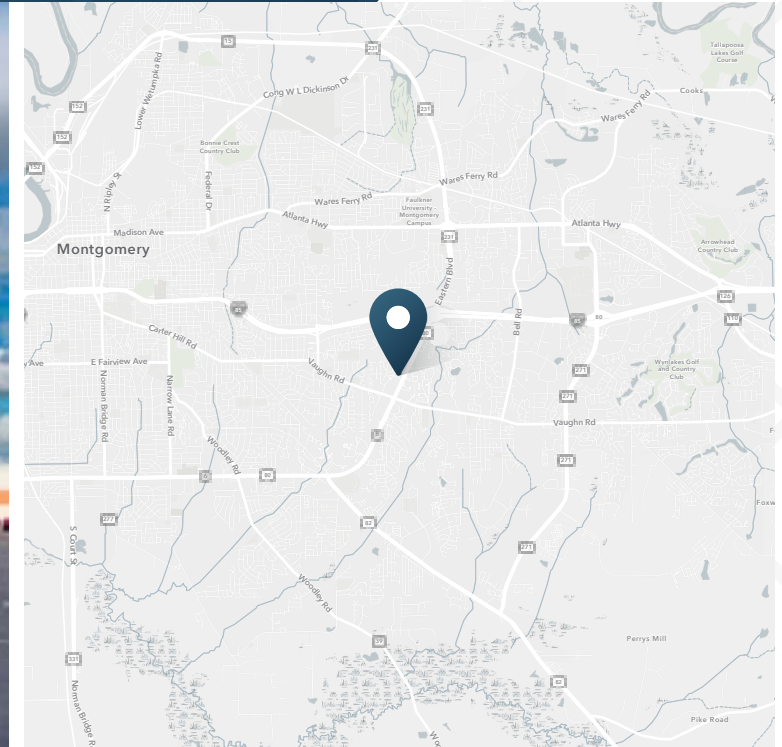
# Former Conn's HomePlus

2424 Eastern Boulevard | Montgomery, AL 36117



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2424 Eastern Boulevard | Montgomery, AL 36117



**AVAILABLE**

43,441 SF

Available

5.25 AC

Land Area

## ABOUT THE PROPERTY

- Strategically located along Eastern Boulevard/State Highway 8 & 53, a major commuter/retail thoroughfare averaging 47,124 VPD.
- Benefits from excellent visibility via a large monument sign along Eastern Boulevard as well as easy access via four separate points of ingress/egress.
- Nearby to the on/off ramp access to I-85 (104,787 VPD), the primary thoroughfare traveling through the city of Montgomery.
- Junior anchor to Promenade Montgomery and Promenade Montgomery North, two community centers with a combined 270,000 SF of retail space.
- More than 211,218 residents and 178,965 employees support the MSA area with \$87,425 average household income.

## NEARBY RETAIL



## TRAFFIC COUNTS

Eastern Boulevard, adjacent to Site	47,124 VPD
Vaughn Road, SW of Site	27,828 VPD
I-85, N of Site	104,787 VPD
I-85, NE of Site	66,194 VPD

Year: 2023 | Source: ALDOT

## CONTACT

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Conn's

PROMENADE MONTGOMERY

MONUMENT SIGN

EASTERN BLVD.

230 53 8 80

EASTERN BLVD. FRONTAGE RD.

DISCOUNT TIRE



CENTRAL PKWY.

YOUNG BARN RD.

CARTER MELISSA

THOMPSON ANJONETTE

50,000 VEHICLES PER DAY





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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

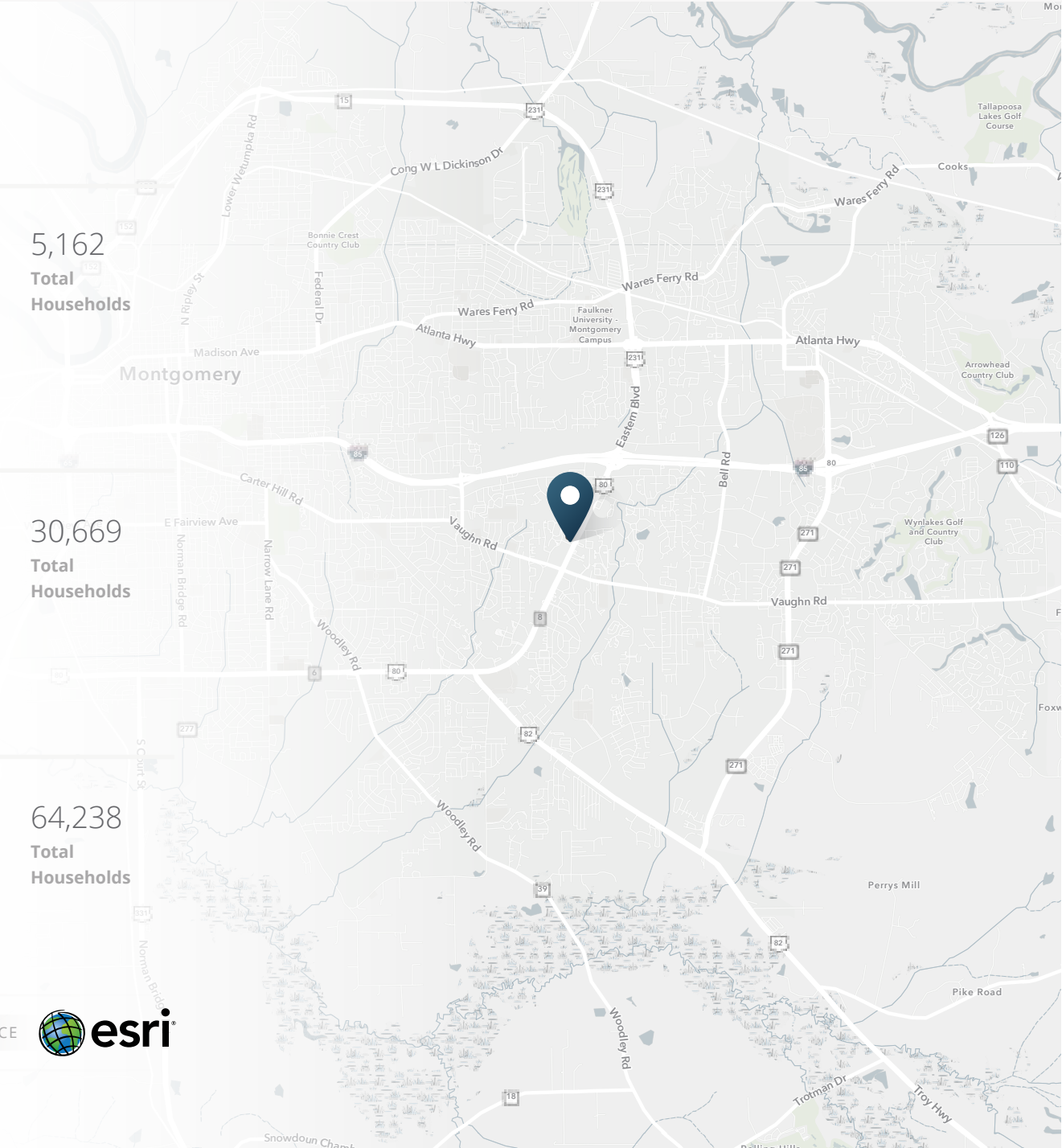
9,952 Population	9,191 Total Daytime Population	\$63,827 Average Household Income	5,162 Total Households
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### 3 MILES

69,041 Population	67,389 Total Daytime Population	\$80,671 Average Household Income	30,669 Total Households
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### 5 MILES

152,784 Population	171,694 Total Daytime Population	\$84,120 Average Household Income	64,238 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





# TARGET MARKET SUMMARY

Former Conn's HomePlus

Ring of 5 miles

## KEY FACTS

153K

2024 Total  
Population

172K

Total Daytime  
Population

-0.23%

Population  
Annual Growth  
Rate

37.1

Median Age

\$62K

2024 Median  
Household Income

\$65K

Average  
Disposable  
Income

24K

Population 12  
Years & Younger

81K

Female  
Population

This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2024, 2029.

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## ANNUAL ENTERTAINMENT SPENDING

\$194,915K

2024  
Entertainment/Rec

\$38M

Entertainment/  
Recreation Fees &  
Admissions

\$2M

Tickets to Parks or  
Museums

## Tapestry segments



11B

Young and Restless  
5,618 households

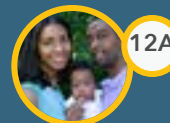
8.7%  
of Households



8C

Bright Young  
Professionals  
5,221 households

8.1%  
of Households



12A

Family Foundations  
4,472 households

7.0%  
of Households





# Promenade Shopping Center

2542 Eastern Boulevard | Montgomery, AL 36117



## MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

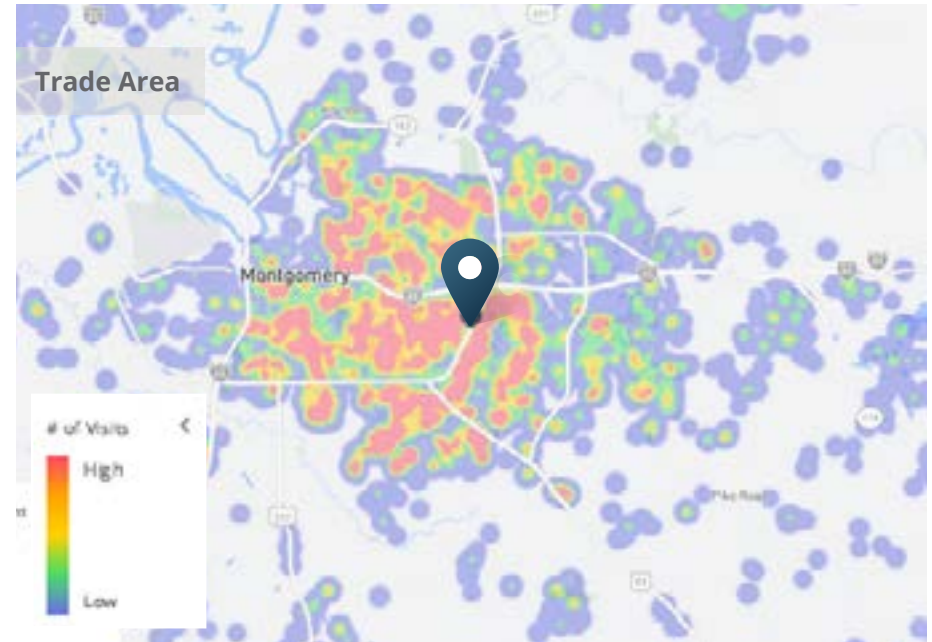
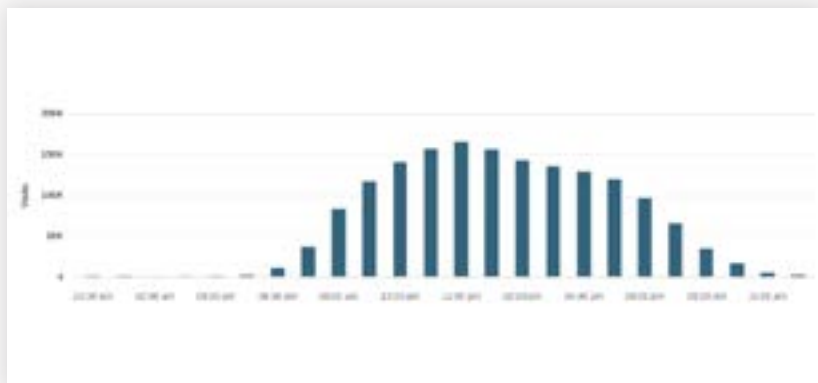
09/18/2023 - 09/17/2024

Estimated # of Visitors	Estimated # of Visits	Average Visits/Customer
244.1K	1.1M	4.39

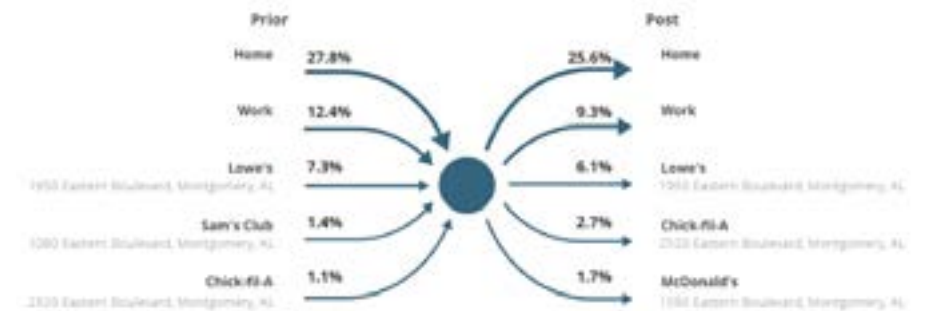
### Daily Visits



### Hourly Visits



### Customer Journey



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