



**AVAILABLE**

# Walmart Neighborhood Market Outparcel

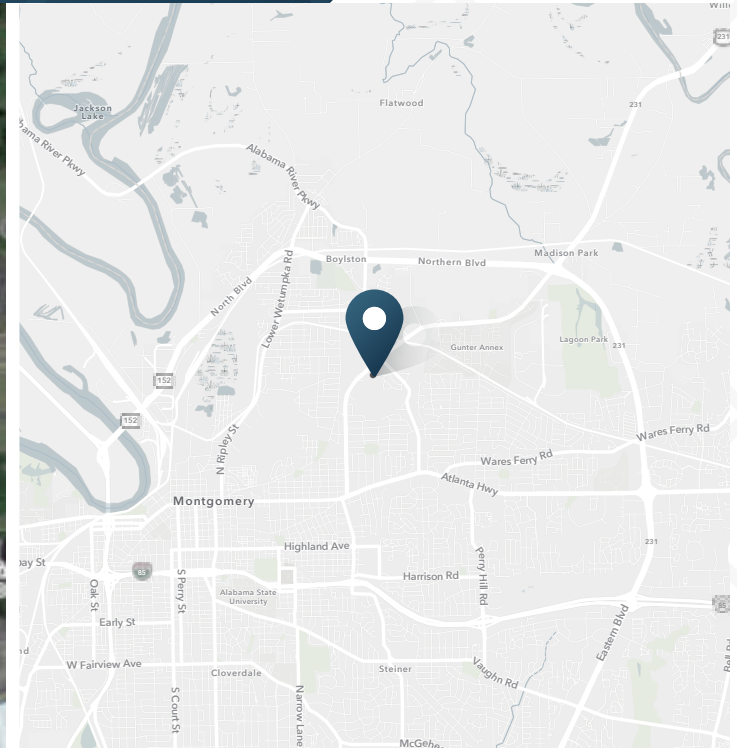
1600 Federal Drive | Montgomery, AL





# Walmart Neighborhood Market Outparcel

1600 Federal Drive | Montgomery, AL 36109



**AVAILABLE**

1.4 Acres  
Available

## ABOUT THE PROPERTY

- Outparcel site located adjacent to Walmart Neighborhood Market & Fuel with over 1.2M visits in 2023 (*Placer.ai*)
- Rough graded, detention, and utilities available at site
- Adjacent to The Alabama Agriculture Center, an 118 acre multipurpose complex that includes the Garrett Coliseum (10,000+ occupancy) that is currently undergoing a \$20 million renovation
- Area includes the Alabama National Guard headquarters, State Troopers Office, US Marine Corps Reserve Center, ALDOT, ADEM, Maxwell Air Force Base Gunter Annex

## DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	43,075	103,259	231,355
Average HH Income	\$68,538	\$76,871	\$82,545
Total Daytime Population	75,171	143,296	272,776

Year: 2024 | Source: Esri

## TRAFFIC COUNTS

Federal Drive, adjacent to Site	12,783 VPD
Federal Drive, NE of Site	14,724 VPD
Coliseum Boulevard, SE of Site	13,438 VPD

Year: 2023 | Source: ALDOT

## CONTACT

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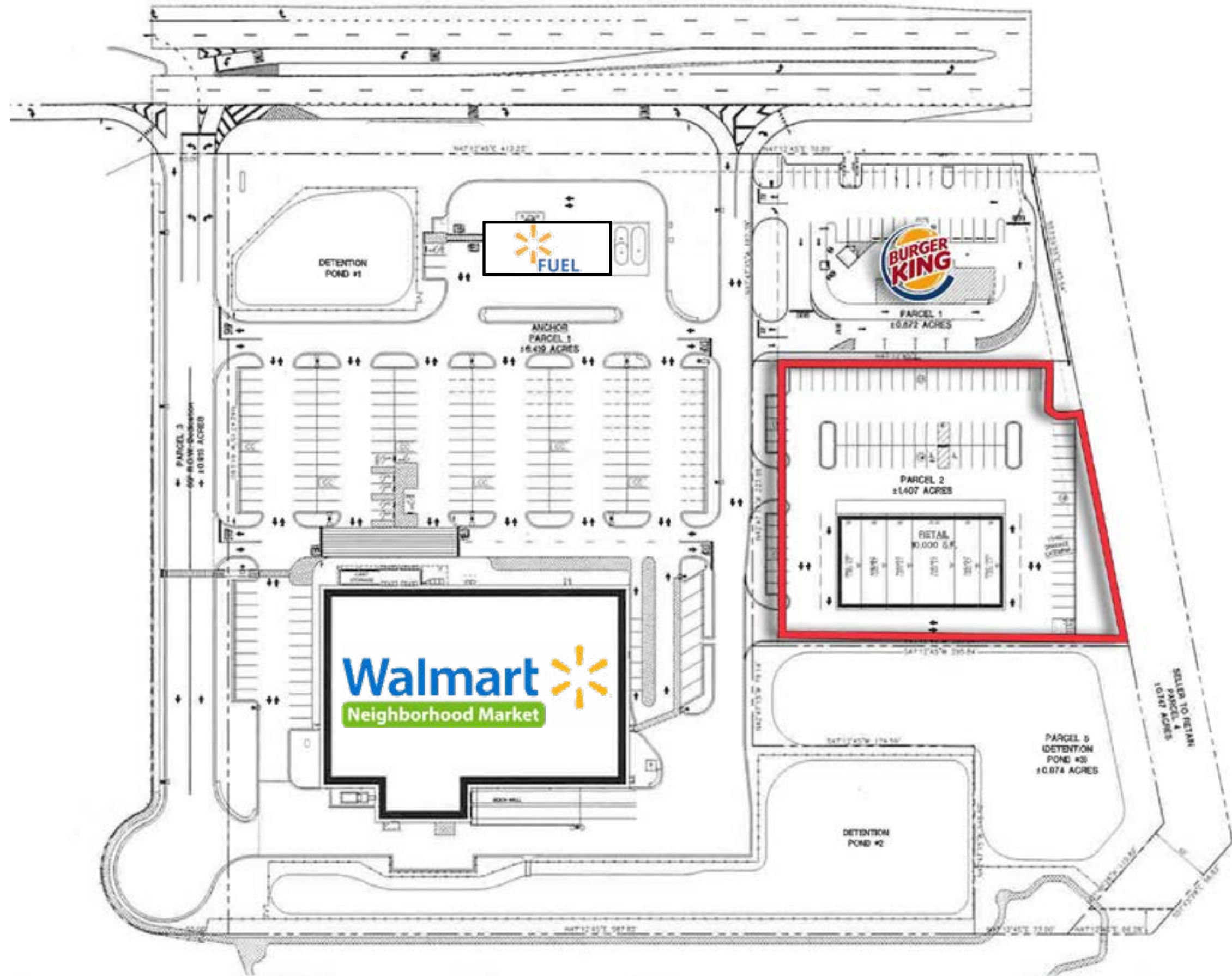
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# TARGET MARKET SUMMARY

WNMO - Montgomery

Ring of 10 miles

## KEY FACTS



2024 Total Population

Total Daytime Population

Population Annual Growth Rate

Median Age



2024 Median Household Income

Average Disposable Income

Population 12 Years & Younger

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






2024 Entertainment/Rec

Entertainment/Recreation Fees & Admissions

Tickets to Parks or Museums

## Tapestry segments

 12A	Family Foundations 8,323 households	8.7% of Households	▼
 12D	Modest Income Homes 7,595 households	8.0% of Households	▼
 8C	Bright Young Professionals 6,126 households	6.4% of Households	▼

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## DEMOGRAPHIC HIGHLIGHTS

### Population

	3 Miles	5 Miles	10 Miles
2024 Estimated Population	43,075	103,259	231,355
2029 Projected Population	42,362	101,928	229,856
Projected Annual Growth 2024 to 2029	-0.33%	-0.26%	-0.13%

### Daytime Population

	3 Miles	5 Miles	10 Miles
2024 Daytime Population	75,171	143,296	272,776
Workers	50,146	86,508	146,945
Residents	25,025	56,788	125,831

### Income

	3 Miles	5 Miles	10 Miles
2024 Est. Average Household Income	\$68,538	\$76,871	\$82,545
2024 Est. Median Household Income	\$51,122	\$54,810	\$60,278

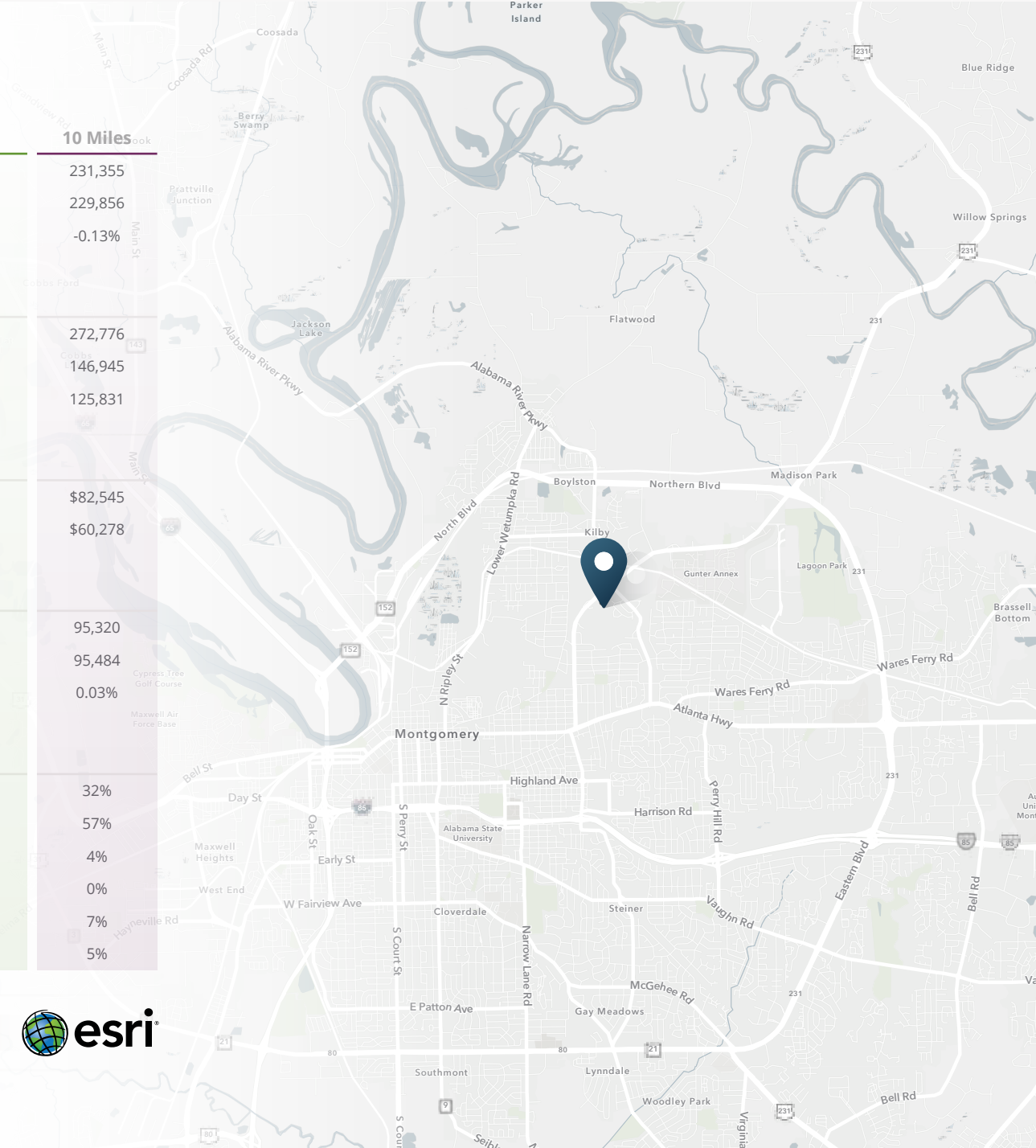
### Households & Growth

	3 Miles	5 Miles	10 Miles
2024 Estimated Households	17,805	43,027	95,320
2029 Estimated Households	17,655	42,751	95,484
Projected Annual Growth 2024 to 2029	-0.17%	-0.13%	0.03%

### Race & Ethnicity

	3 Miles	5 Miles	10 Miles
2024 Est. White	38%	32%	32%
2024 Est. Black or African American	50%	58%	57%
2024 Est. Asian or Pacific Islander	1%	2%	4%
2024 Est. American Indian or Native Alaskan	1%	0%	0%
2024 Est. Other Races	10%	7%	7%
2024 Est. Hispanic (Any Race)	8%	5%	5%

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





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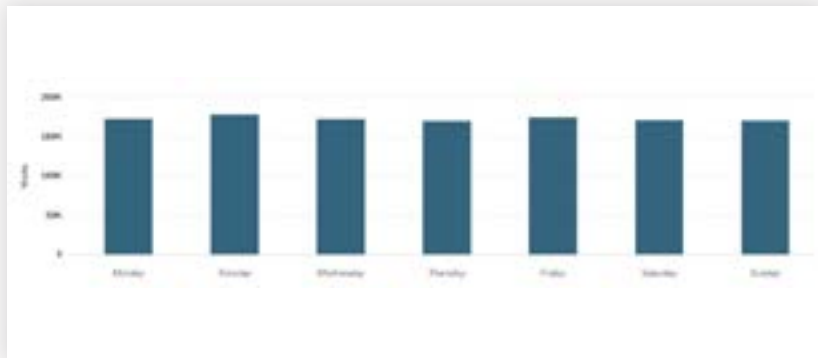


## MOBILE DATA & FOOT TRAFFIC INSIGHTS

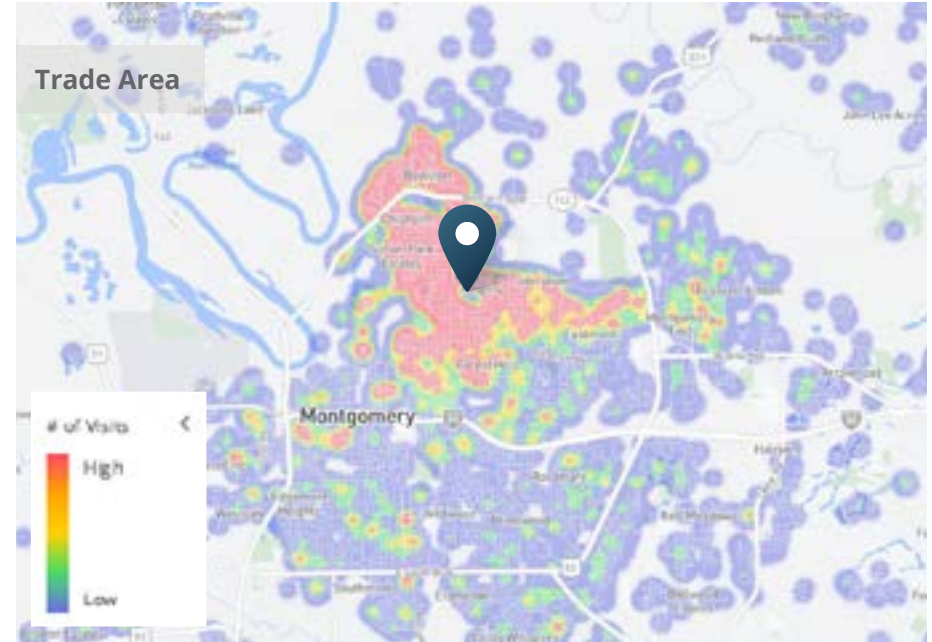
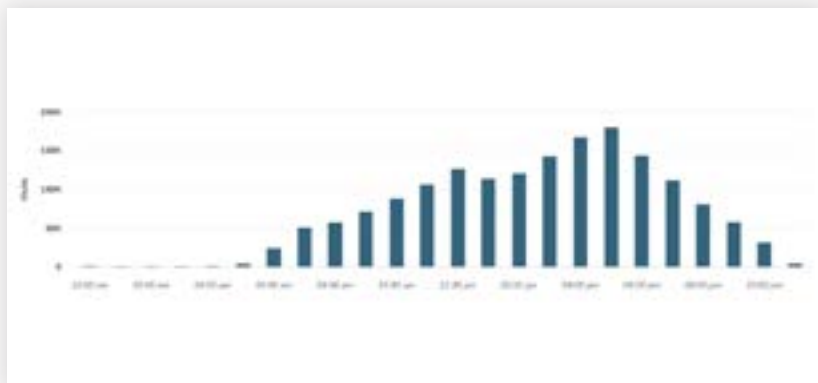
Estimated Annual Visits 09/29/2023 - 09/28/2024

Estimated # of Visitors	Estimated # of Visits	Average Visits/Customer
115.1K	1.2M	10.55

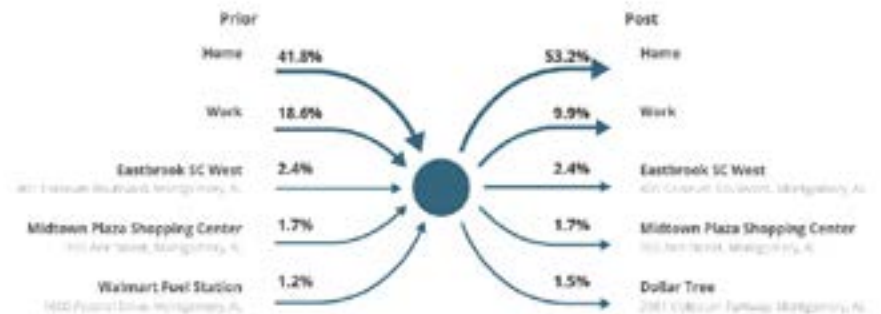
### Daily Visits



### Hourly Visits



### Customer Journey



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