

# 5240 ATLANTA HWY

MONTGOMERY, AL 36109

# Executive Summary



## OFFERING SUMMARY

Available SF: 12,500 - 25,560 SF

Lease Rate: \$5.50 SF/yr (Negotiable)

Lot Size: 1.91 Acres

Building Size: 25,560

Zoning: B-3 Hwy Commercial District

## PROPERTY HIGHLIGHTS

- 2.1 MILE FROM I-85
- MAJOR THOROUGHFARE
- NEAR RETAIL SPACES, BURLINGTON, TOYS R US, DIRT CHEAP
- RIGHT ACROSS TO FAULKNER UNIVERSITY & NEAR MANY AMENITIES.
- TRAFFIC COUNTS OF 33,650 ± AADT

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2878	24191	53967
Total Population	6759	55772	131249
Average HH Income	\$69,286	\$63,786	\$65,706

## STEVE HUGHES, CCIM

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## MOORE COMPANY REALTY

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Retail Map



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