

SUMMARY

RETAIL COMPETITION

AREA OVERVIEW

PHOTOS

**FOR LEASE**

**PROPERTY OVERVIEW**

Monroe Square Shopping Center in Monroeville, Alabama has spaces available for lease. Former Rite Aid is 9,800 ± square feet. Former Winn-Dixie is 46,222 ± square feet. Site has direct access to Highway 21 via a signalized intersection. Most grocery fixtures are still in place in the former Winn-Dixie. Co-tenants include Aaron's, Covington Credit, Polish Nails, Factory Connection, and Beauty Pride Beauty Supplies. Please call agent for more details.

**APPROXIMATE GLA**

- 71,122 ± SF

**AVAILABLE**

- Suite 1818: 9,800 ± SF
- Suite 1834: 46,422 ± SF

**LEASE RATE**

- \$5.00 - \$8.00 PSF NNN  
Annually

**TRAFFIC COUNT (ADT 2019)**

- On S. Alabama Avenue, south of site: 15,982

**2020 DEMOGRAPHICS**

	3 MI	5 MI	10 MI
Population	5,980	9,615	15,778
Avg. HH Income	\$51,529	\$49,079	\$46,686

**TENANTS**

- Factory Connection
- Aaron's
- Covington Credit
- Beauty Pride Beauty Supplies

**AREA BUSINESSES**

- Walmart Supercenter
- Dollar Tree
- Walgreens
- Tractor Supply Co.



SUMMARY

RETAIL COMPETITION

AREA OVERVIEW

PHOTOS



## SUMMARY

## RETAIL COMPETITION

## AREA OVERVIEW

## PHOTOS

### THE CITY OF MONROEVILLE

Monroeville is the county seat of Monroe County, Alabama, and is often referred to as "The Literary Capital of Alabama." It is a certified Alabama Main Street Community, and its downtown has been listed on the National Register of Historic Places since 2009. It is the home of Coastal Alabama Community College, which serves as a gateway to the city with its beautiful 100-acre campus.

Gate Precast produces architectural precast concrete products. Major installations include hotels, museums, stadiums, collegiate facilities, office towers, etc., throughout the southeast. It is a major employer in Monroeville.

Sterling Packaging, headquartered in Monroeville, recently moved its Canadian operations to a 60,000 square foot facility in the Monroeville Industrial Park. The company produces custom packaging and is one of only three companies in the United States and Canada to achieve accreditation in FSSC 2200 from SAI Global, which is the most stringent of the Global Food Safety Initiatives.

Recent developments in Monroeville include a \$4.2 million renovation of Monroe County Hospital's Emergency Room and Oncology Department, along with the addition of its physicians' clinic which is served by two doctors and three nurse practitioners. The hospital serves patients in Monroe, Conecuh, Escambia and Wilcox counties in southwest Alabama. Harrigan Lumber Company has announced a \$4.2 million capital investment in its local lumber facility, which has doubled its employment during 2019 to 160.

In retail news, Rose's just opened in a 12,000 square foot building on the Highway 21 Bypass. The city is actively recruiting a grocery store and restaurants, such as fast food and fine dining.



OLD MONROE COUNTY COURTHOUSE

SUMMARY

RETAIL COMPETITION

AREA OVERVIEW

PHOTOS

