

# RETAIL SPACE FOR SALE OR LEASE

1465 Eastern Boulevard,  
Montgomery, AL 36117



## SALE OR LEASE

- ▶ Space Available:
  - ▶ 2,932 SF
  - ▶ 0.79 Acres
- ▶ Freestanding building with drive thru on Eastern Blvd, which serves as a "ring road" for daily traffic
- ▶ High traffic corridor and fully lighted intersection with multiple points of egress/ingress
- ▶ Corridor anchored by Sam's Club, Home Depot, Lowe's, and Aldi
- ▶ 10:1 parking ratio with full circulation around building

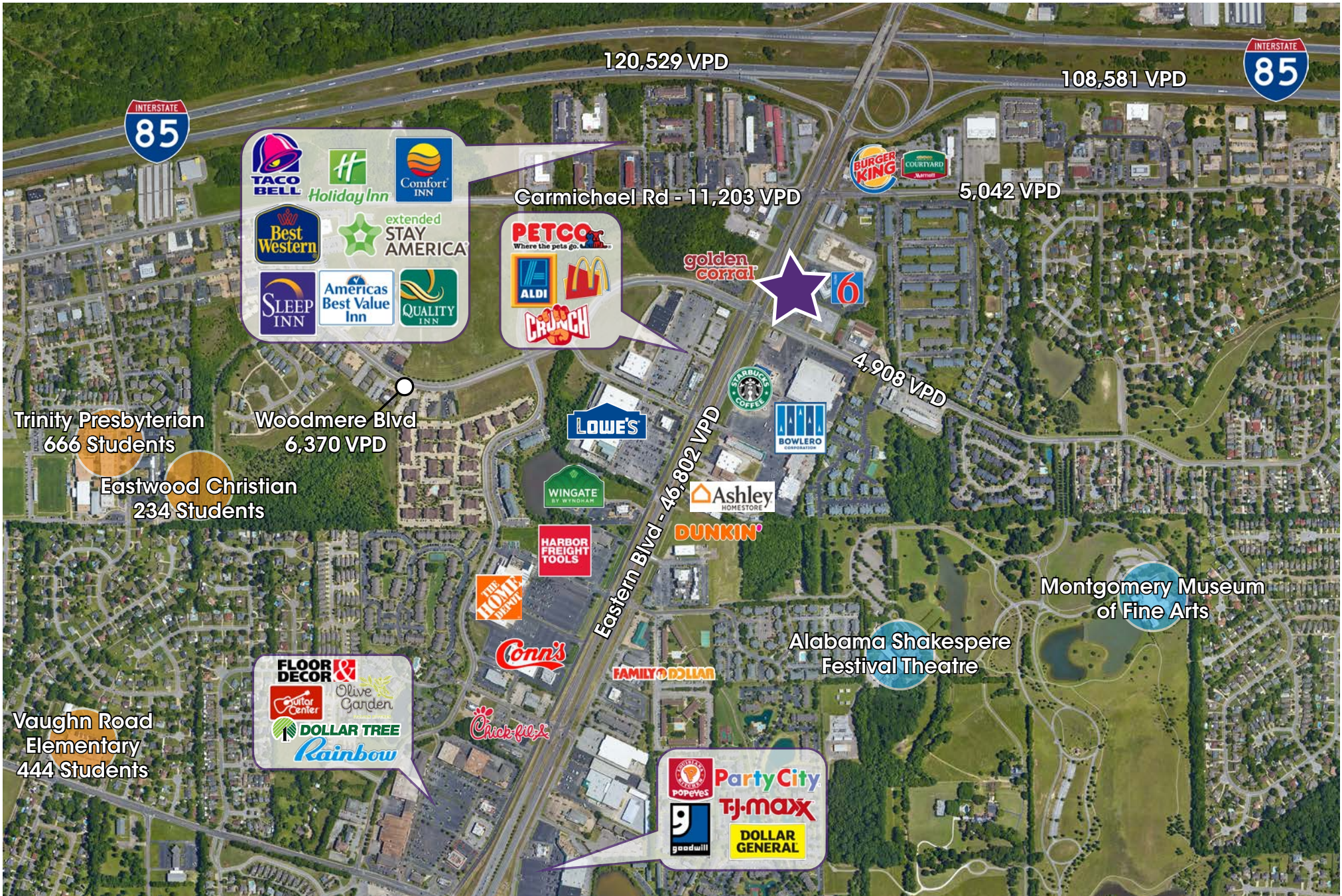
## CALL FOR PRICING

- ▶ Aldi, Crunch Fitness, Starbucks, Dunkin Donuts and Chick-fil-a have all opened in the last 3 years within 1/2 mile from the subject site
- ▶ Montgomery sits alongside I-65, 1 hour south of Birmingham and 2 hours north of Mobile
- ▶ Main economic drivers include Maxell Air Force Base (12,700 Employees) and The State of Alabama (9,500 employees)

Demographics	3 Miles	5 Miles	7 Miles
Population	67,293	151,409	189,199
Daytime Pop.	78,170	154,729	226,028
Avg. HHI	\$74,993	\$80,516	\$76,845



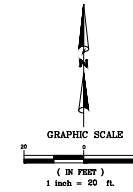
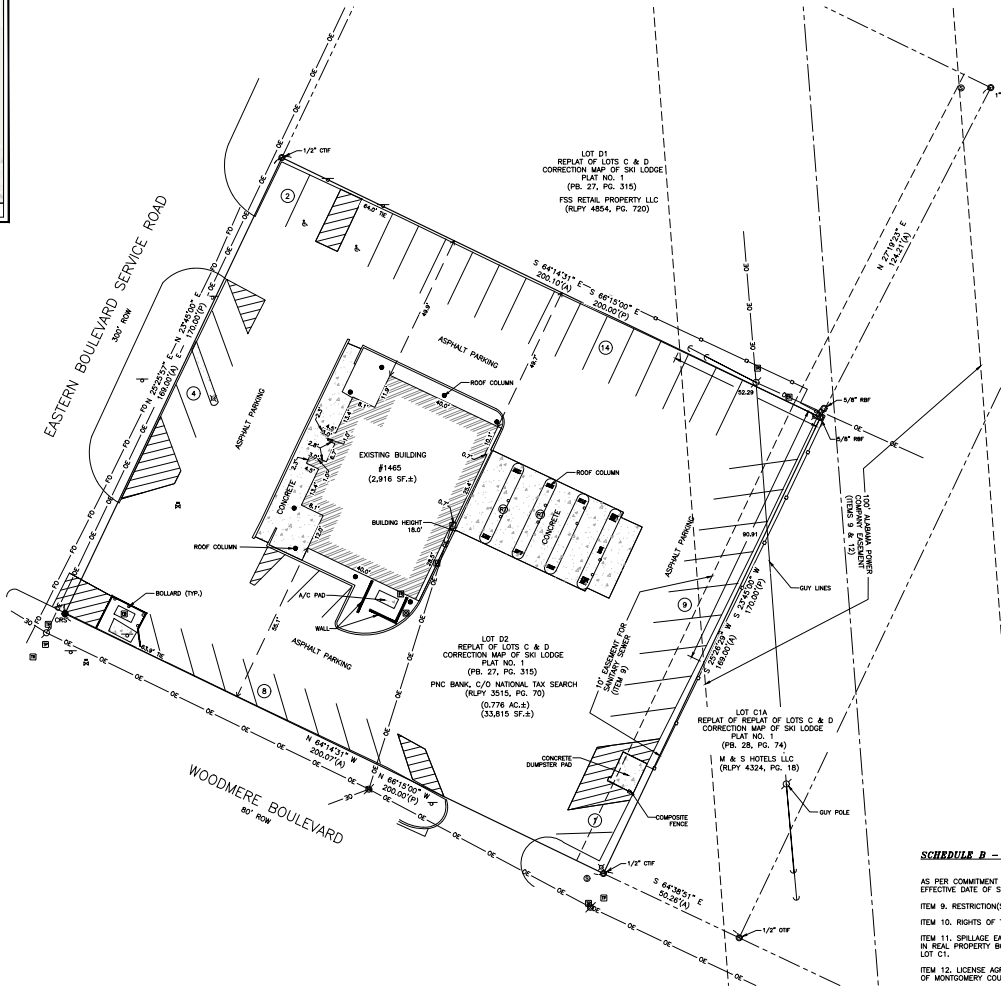
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OVERVIEW

AERIAL

PLANS



LEGEND table listing symbols for various utility features like telephone boxes, water meters, and underground lines.

GENERAL SURVEYOR'S NOTES

- 1. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS FIRM AND THE TITLE COMMITMENT FURNISHED BY THE CLIENT.
2. BEARINGS ARE BASED ON NORTH AMERICAN DATUM 1983, ALABAMA EAST ZONE, STATE PLANE GRID NORTH; DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATION; ALL DISTANCES SHOW ARE GROUND DISTANCES.
3. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT NO. E-5872 WITH AN EFFECTIVE DATE OF SEPTEMBER 14, 2023, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED THEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
4. THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 01101020237H, WITH A REVISED DATE OF IDENTIFICATION OF FEBRUARY 5, 2014, FOR COMMUNITY NO. 010174, IN MONTGOMERY COUNTY, STATE OF ALABAMA.
5. THE SURVEYED PROPERTY HAS A PHYSICAL ADDRESS OF 1465 EASTERN BOULEVARD, MONTGOMERY, ALABAMA 36117.
6. THE PROPERTY HAS DIRECT ACCESS TO EASTERN BOULEVARD AND WOODMERE BOULEVARD, BOTH DEDICATED PUBLIC STREETS OR HIGHWAYS.
7. THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS 40, INCLUDING 2 DESIGNATED HANDICAP SPACES.
8. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
9. THERE WAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES PROVIDED TO THIS FIRM AT THE TIME OF SURVEY; THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SWAMP OR SANITARY LANDFILL.
11. THERE WERE NO INCLINED DELINEATED MARKERS OR OBSERVED ON THE SURVEYED PROPERTY UNLESS STATED OR SHOWN HEREON.
12. THE BUILDING HEIGHT, SHOWN HEREON, WAS MEASURED BETWEEN THE HIGHEST POINT OF THE BUILDING AND THE FINISHED FLOOR ELEVATION IN THE APPROPRIATE LOCATION AS DEPICTED ON THE DRAWING.
13. THE SURVEYED PROPERTY LIES WITHIN SECTION 24 TOWNSHIP 16 NORTH, RANGE 18 EAST.

SCHEDULE B - PART II EXCEPTIONS:

- AS PER COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. E-5872, WITH EFFECTIVE DATE OF SEPTEMBER 14, 2023, AND PREPARED FOR PURPLE MONEY, LLC.
ITEM 9. RESTRICTIONS(S), EASEMENT(S) AND BUILDING LINE(S) AS SHOWN BY RECORDED PLAT, AS SHOWN ON SURVEY.
ITEM 10. RIGHTS OF TENANTS IN POSSESSION PURSUANT TO UNRECORDED LEASES, AS TENANTS ONLY, NOT A MATTER OF SURVEY.
ITEM 11. SPILLAGE EASEMENT APPEARING OF RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA, IN REAL PROPERTY BOOK 0371, PAGE 0487, SAID DOCUMENT PROVIDES RIGHTS TO SURFACE RIGHT FROM SURVEYED PROPERTY TO LOT C1.
ITEM 12. LICENSE AGREEMENT WITH ALABAMA POWER COMPANY APPEARING OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA, IN REAL PROPERTY BOOK 0420, PAGE 0413, AS SHOWN ON SURVEY.

DESCRIPTION

LOT "D2" ACCORDING TO THE REPLAT OF LOTS "C" AND "D" OF THE CORRECTION MAP OF SKI LODGE PLAT NO. 1, IN N 1/2 OF SECTION 24, 116N, R18E, AS SAME IS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA, IN PLAT BOOK 27, AT PAGE 315.

CERTIFICATION

TO FIRST AMERICAN TITLE INSURANCE COMPANY, PURPLE MONEY, LLC:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A)(8)(C), 8, 9, 13, 16, AND 17 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON 9/28/2023.

I FURTHER CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SHAWN M. YURASZ, PLS ALABAMA LICENSE NUMBER 31152 DATE OF MAP/PLAT

Vertical sidebar containing GMC logo, address (2660 East Chase Lane, Suite 200), contact info (Montgomery, AL 36117), issue date table, and project title (PNC BANK 1465 EASTERN BOULEVARD SEC. 24, T-16-N, R-18-E MONTGOMERY, ALABAMA GMC Project #CMGM230110).

All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.