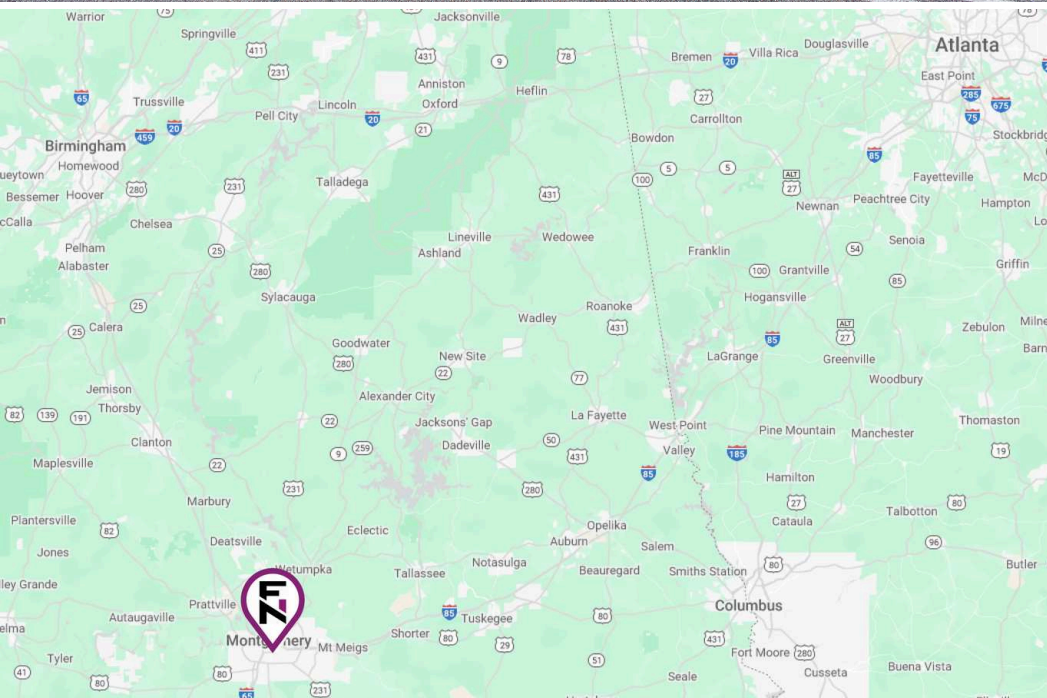


COUNTRY CLUB CENTRE




1702-1796 Carter Hill Road, Montgomery, AL 36106



HIGHLIGHTS

| | |
|----------------|---------------------------|
| MSA | Montgomery, AL Metro Area |
| COUNTY | Mongomery |
| GLA | 67,662 |
| ACRES | 4.8 |
| PARKING | 350 |

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|---|-----------|----------|----------|
|  | 9,899 | 71,290 | 135,023 |
|  | 3,461 | 29,224 | 55,997 |
|  | \$111,654 | \$75,048 | \$70,663 |

PROPERTY FEATURES

- Country Club Centre is a 67,662 SF Shopping Center anchored by a 35,922 SF Winn-Dixie Grocery Store and a 9,140 SF Dollar Tree.
- Located a couple blocks from Alabama State University - 3,964 students.
- Excellent access and visibility from Carter Mill Rd, Mulberry St, & Narrow Lane Rd with a combined ±74,430 VPD
- Average 3-mile demographics include a population exceeding 71,000 and average household incomes approaching \$75,000.
- About 5 miles from Maxwell Air Force Base | 12,500+ active duty, reserve, civilian, and contractor personnel.



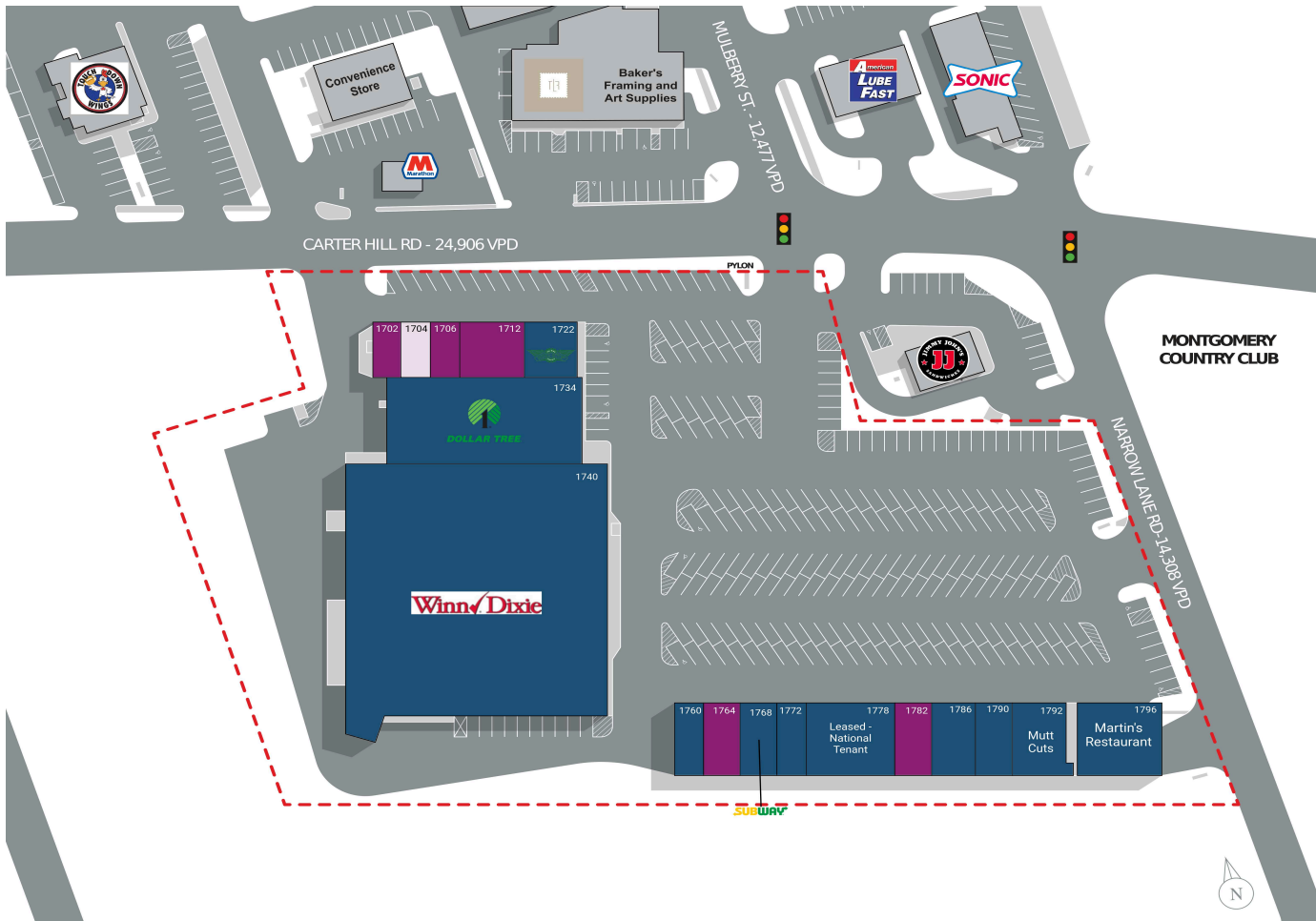
PROPERTY WEBSITE

Andrew Nesbitt | 850-502-3369 | anesbitt@fnrpusa.com

fnrpusa.com

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| SUITE | TENANT NAME | SF |
|-------|-------------------------------|--------|
| 1702 | Available | 800 |
| 1704 | Staying Classy Boutique | 800 |
| 1706 | Available | 700 |
| 1712 | Available | 1,500 |
| 1722 | WingStop | 1,800 |
| 1734 | Dollar Tree | 9,140 |
| 1740 | Winn-Dixie | 35,922 |
| 1760 | China Sea Kitchen | 1,250 |
| 1764 | Available | 1,250 |
| 1768 | Subway | 1,250 |
| 1772 | Naz's Boutique & Spa | 1,000 |
| 1778 | Leased - National Tenant | 4,500 |
| 1782 | Available | 1,250 |
| 1786 | Pro Nails | 1,000 |
| 1790 | Sam Smoke Vape & Phone Repair | 1,500 |
| 1792 | Mutt Cuts | 1,000 |
| 1796 | Martin's Restaurant | 3,000 |

AVAILABLE
 AVAILABLE SOON
 LEASED
 NAP (NOT A PART)



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