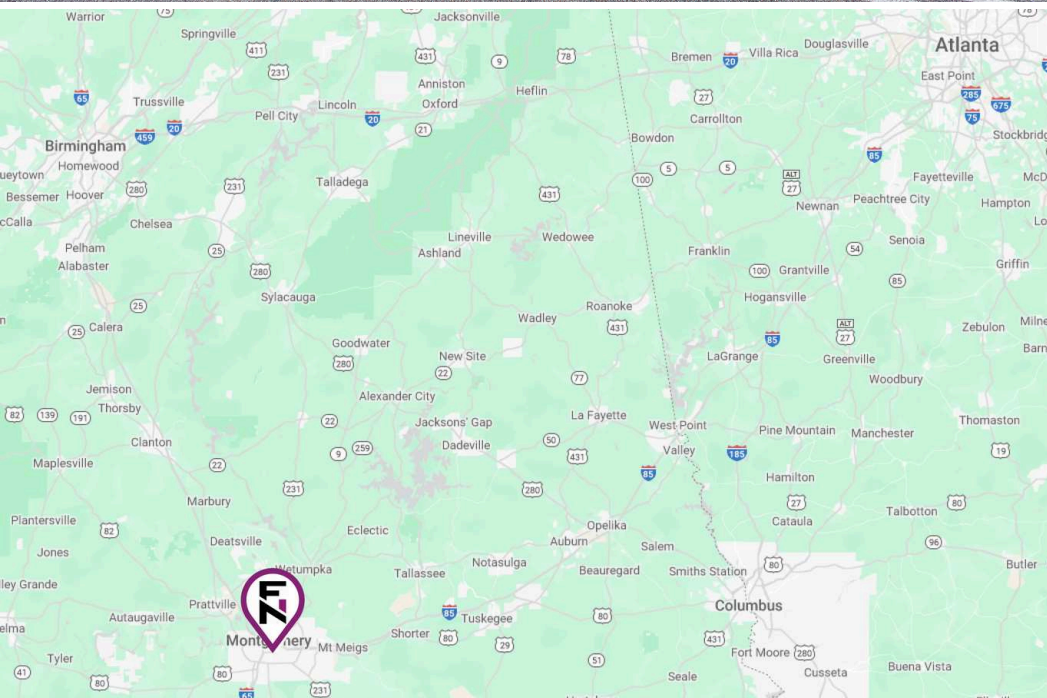


# COUNTRY CLUB CENTRE




1702-1796 Carter Hill Road, Montgomery, AL 36106



## HIGHLIGHTS

<b>MSA</b>	Montgomery, AL Metro Area
<b>COUNTY</b>	Mongomery
<b>GLA</b>	67,662
<b>ACRES</b>	4.8
<b>PARKING</b>	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.



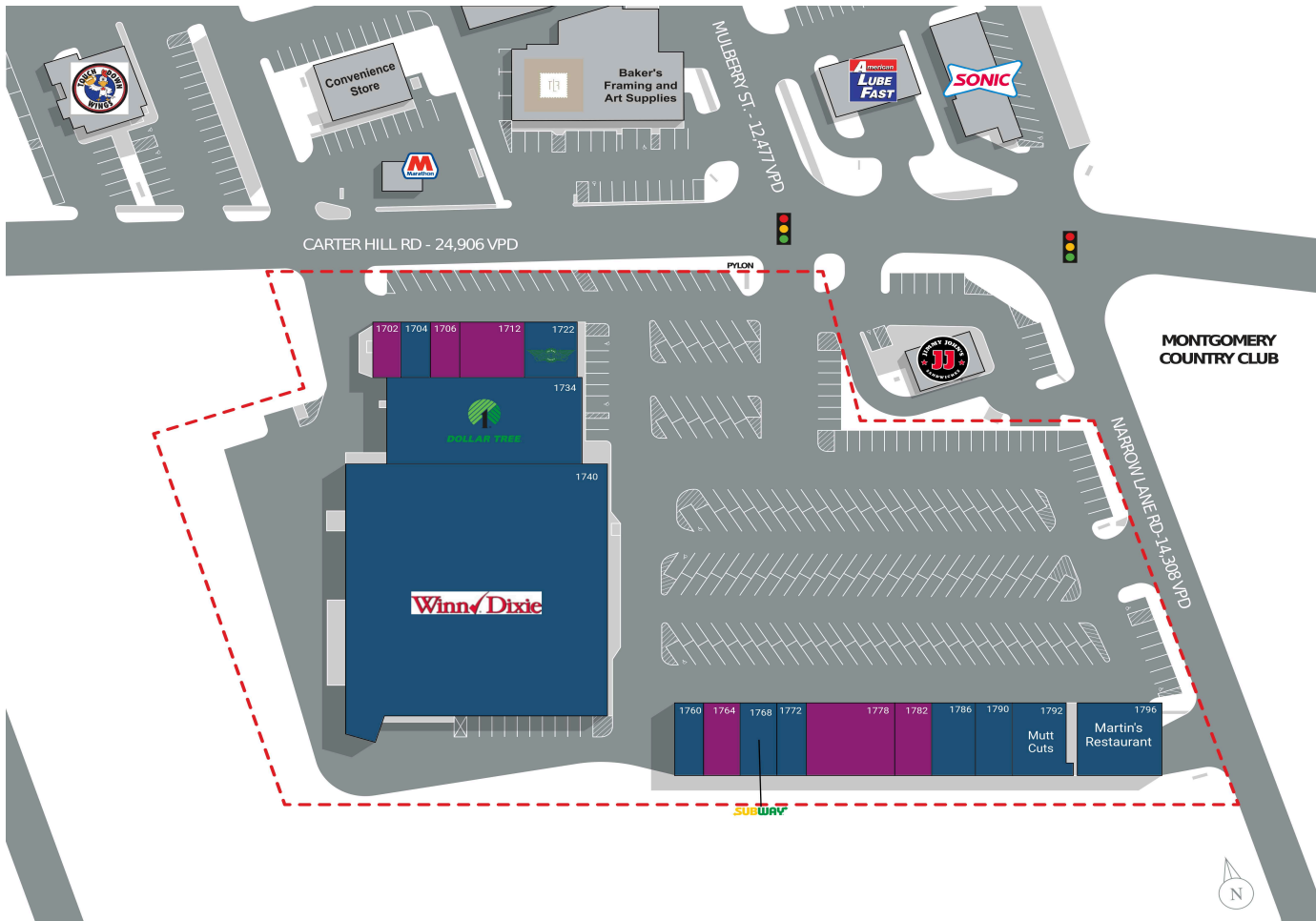
**PROPERTY WEBSITE**

**Andrew Nesbitt** | 850-502-3369 | [anesbitt@fnrpusa.com](mailto:anesbitt@fnrpusa.com) **INVESTOR RELATIONS** | (855) 622-3677 | [ir@fnrpusa.com](mailto:ir@fnrpusa.com)

[fnrpusa.com](http://fnrpusa.com)

# COUNTRY CLUB CENTRE

1702-1796 Carter Hill Road, Montgomery, AL 36106



SUITE	TENANT NAME	SF
1702	Available	800
1704	Staying Classy Boutique	800
1706	Available	700
1712	Available	1,700
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	Available	4,500
1782	Available	1,250
1786	Pro Nails	1,000
1790	Smoke Shop - Need DBA	1,500
1792	Mutt Cuts	1,000
1796	Martin's Restaurant	3,000

AVAILABLE
  AVAILABLE SOON
  LEASED
  NAP (NOT A PART)



PROPERTY WEBSITE

Andrew Nesbitt | 850-502-3369 | anesbitt@fnrpusa.com INVESTOR RELATIONS | (855) 622-3677 | ir@fnrpusa.com

fnrpusa.com