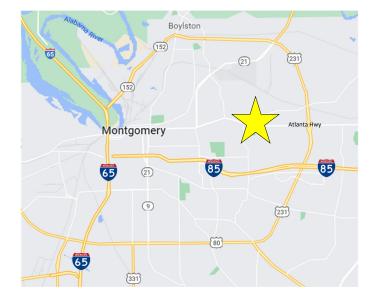


FORMER BANK BRANCH

3949 Atlanta Hwy | Montgomery, AL 36109 | MONTGOMERY COUNTY







TRAFFIC COUNTS 34,076 VPD – Atlanta Highway 21,547 VPD - Perry Hill Road

Property Highlights

FOR LEASE: 2.644 SF Former Bank with Drive Thru at Atlanta Highway and Perry Hill Road in Montgomery, AL.

Building is located on 0.92 Acres, has 29 Parking Spaces, and Freestanding Signage on Atlanta Highway.

Property gets incredible exposure with Traffic Counts of **55,622 VPD** at the intersection of Perry Hill Road.

Adjacent to the property is the 68,00 SF Publix shopping center, currently generating 1.20 Million Annual Visits!

Extremely busy lunchtime business with 38,507 Employees within a 3-mile radius of the property.

	1-Mile	3-Mile	5-Mile
Total Population:	7,651	57,101	134,359
Daytime Population:	2,492	38,507	97,890
Avg HH Incomes:	\$75,620	\$66,403	\$66,651













