



## **3990 Eastern Blvd**

3990 Eastern Boulevard, Montgomery, AL 36116

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BKNT Properties

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Available Space - 3,500 Sqft (Former Casual Male)

## 3990 Eastern Blvd

\$6 /SF/Year

15,400 sqft shopping center anchored by Dress Code (Regional Ladies Apparel Chain - High Volume Store). Space available is 3,500 sqft - 37' Frontage - Awning Signage & Dedicated Pylon Signage - Abundant Parking - former Casual Male Store

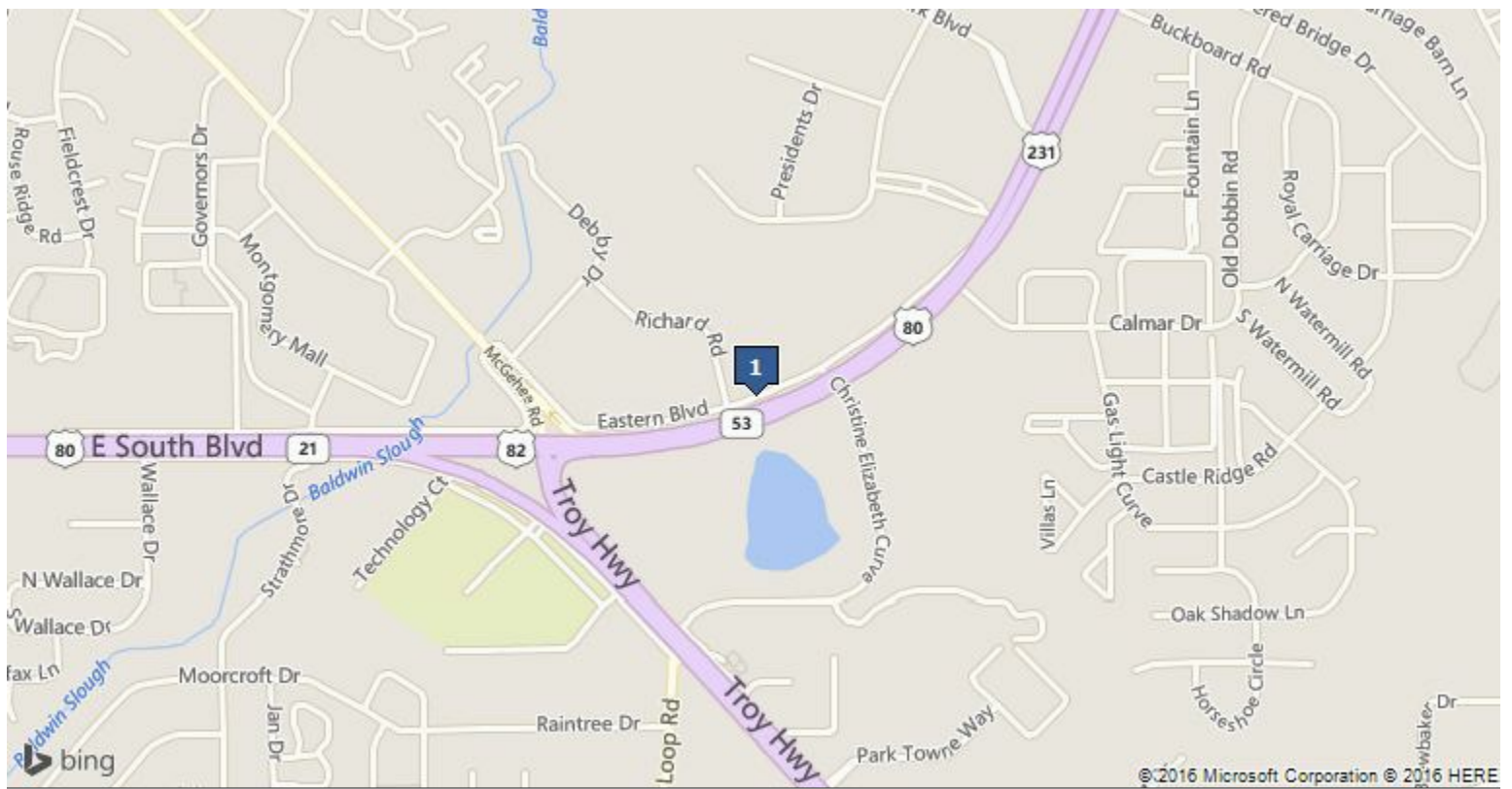
- Busy retail center near Wal-Mart & Roses Department Store
- 37 Feet of Front Store Exposure to Eastern Blvd
- Pylon Signage
- Over 45,000 cars per day
- Abundant Parking
- Strong Co-Tenant

Total Space Available:	3,500 SF
Rental Rate:	\$6 /SF/Year
Max. Contiguous:	5,000 SF
Property Type:	Retail
Property Sub-type:	Community Center
Building Size:	3,500 SF
Gross Leasable Area:	3,500 SF
Anchor Tenant 1:	Dress Code
Lot Size:	1.04 AC
Traffic Count:	42,000

## Space 1

Former Casual Male Space

Space Available	3,500 SF
Rental Rate	\$6 /SF/Year
Space / Lot Type	Community Center
Max. Contiguous	5,000 SF
Lease Type	NNN
Lease Term	36 Months
No. Parking Spaces	15



## 3990 Eastern Boulevard, Montgomery, AL 36116

Over 141,200 consumer with in 5 miles with a median household income of \$43,900. Traffic counts for over 42,000 cars per day. Near Montgomery Mall (planning major redevelopment). Well located at the Eastern Blvd. & Troy Hwy., which serves the Eastern and Southern part of the Montgomery market.

# Property Photos



Dress Code Anchor Tenant

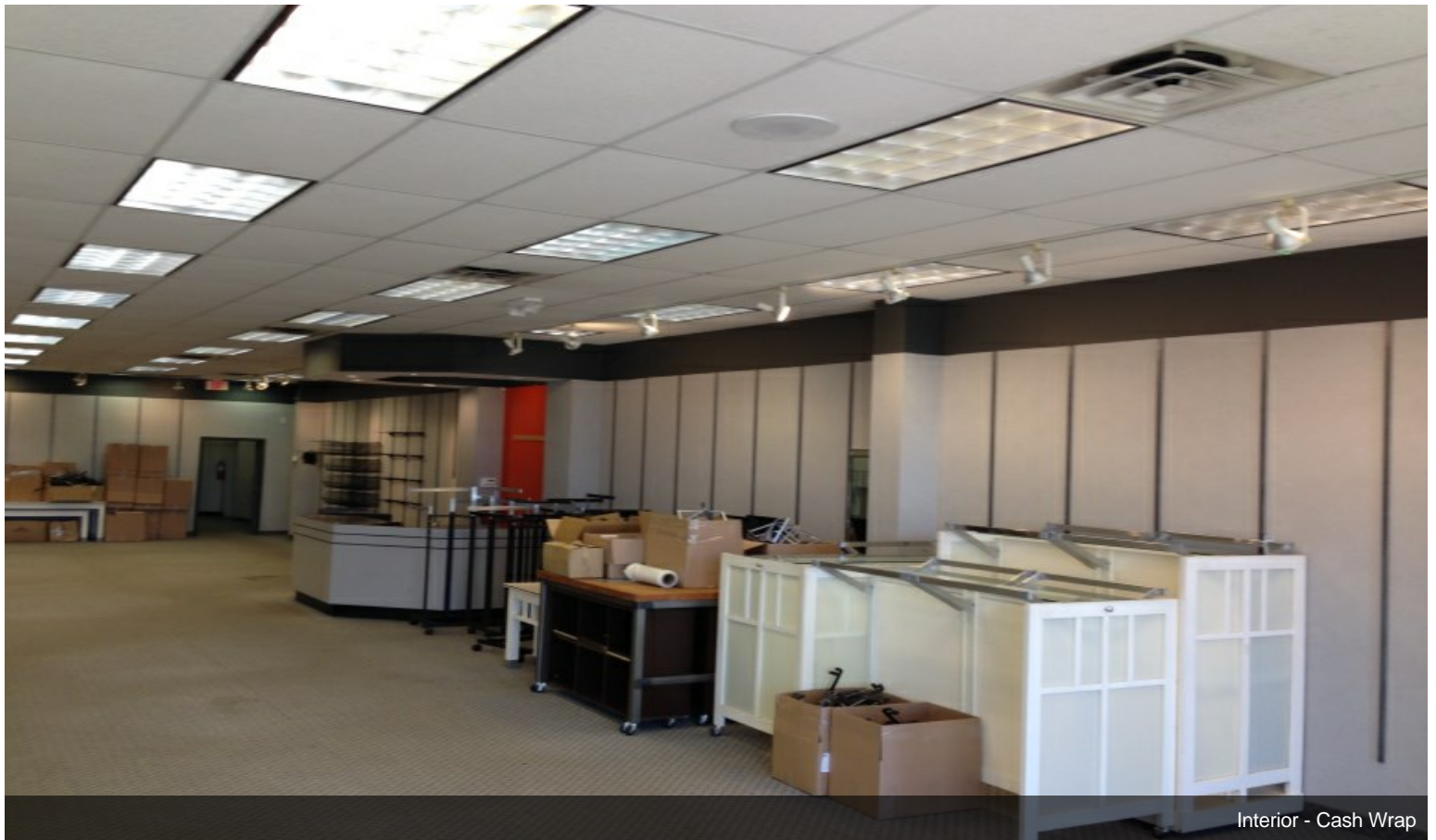


Pylon Signage

# Property Photos

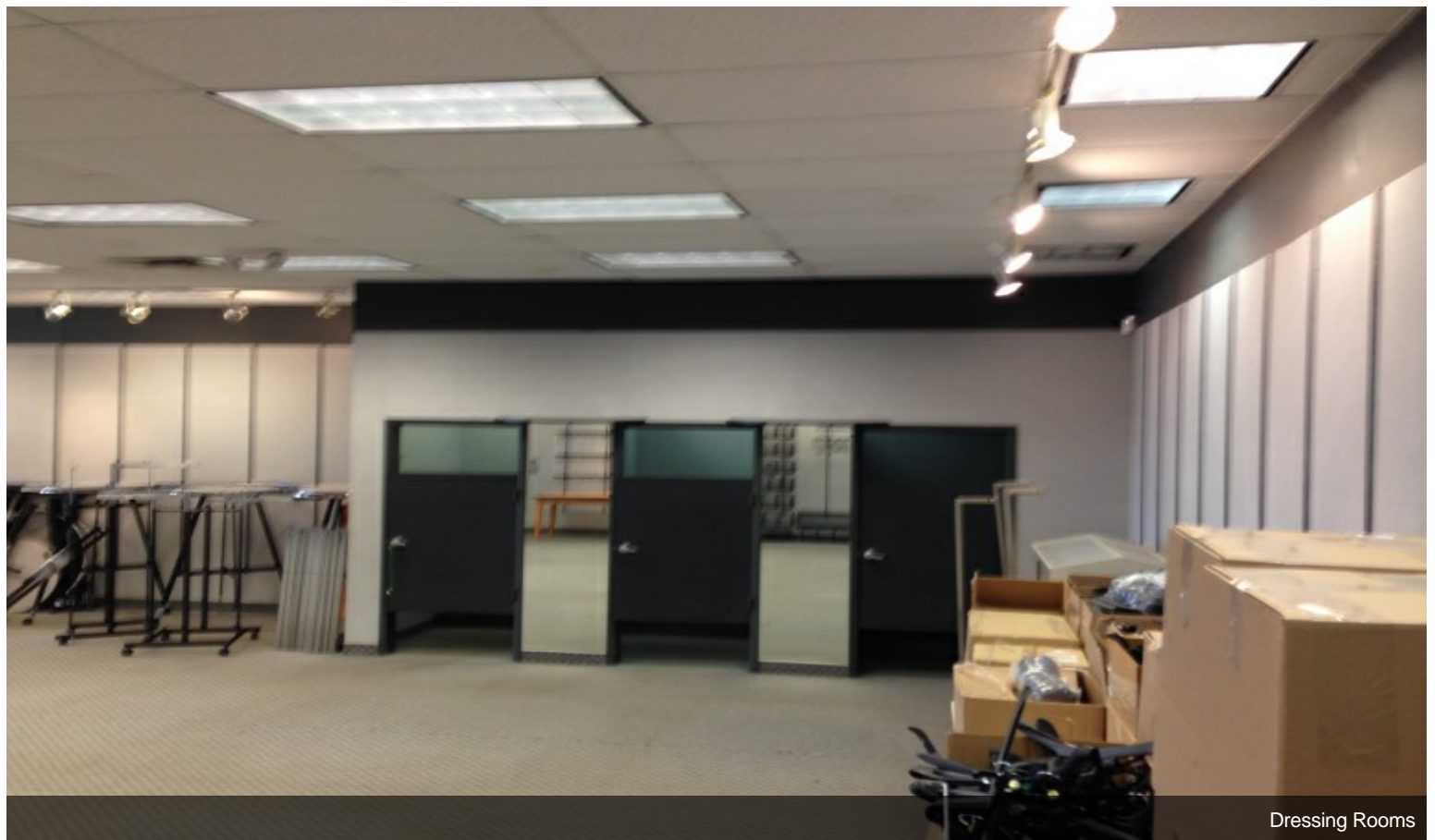


Back Room

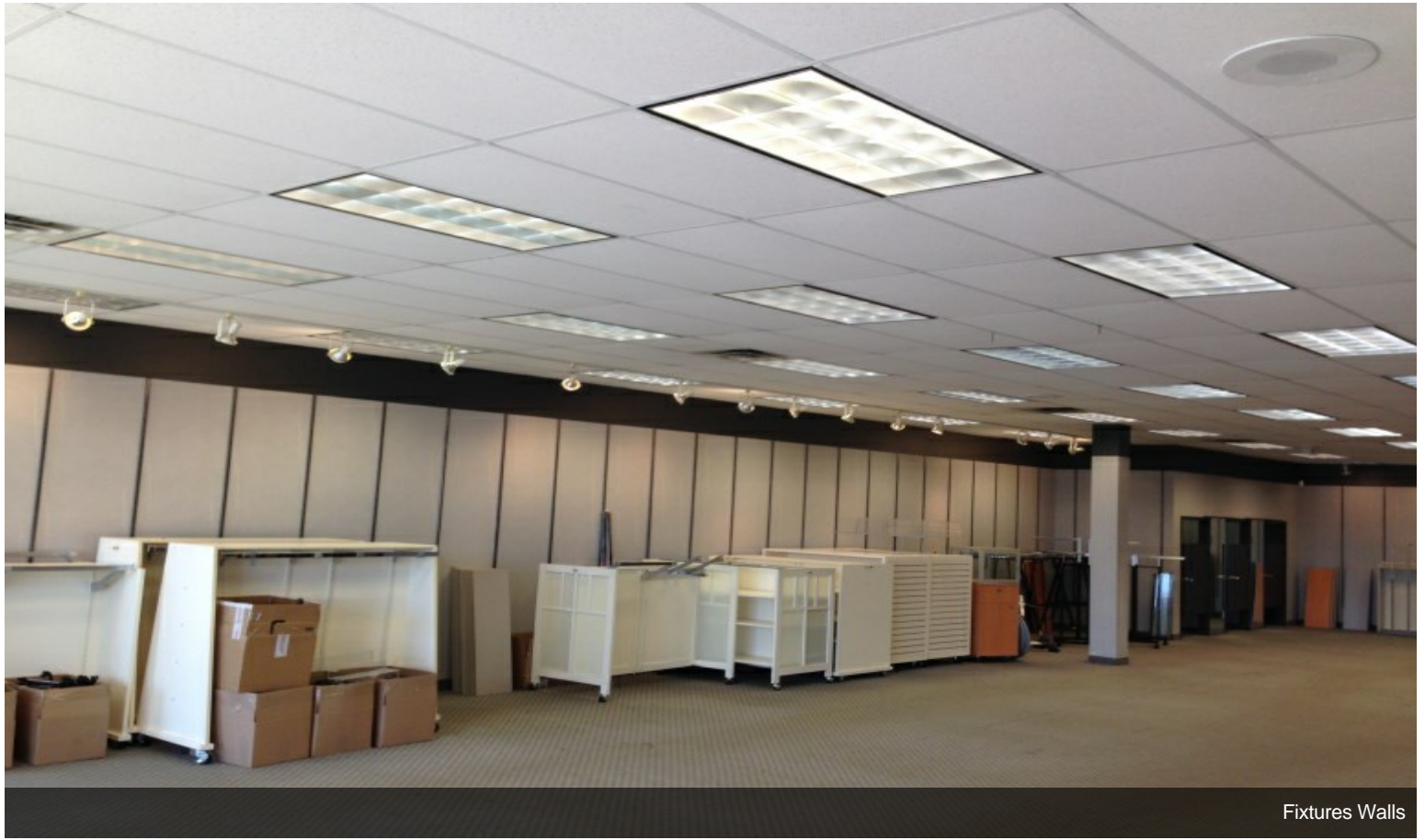


Interior - Cash Wrap

# Property Photos



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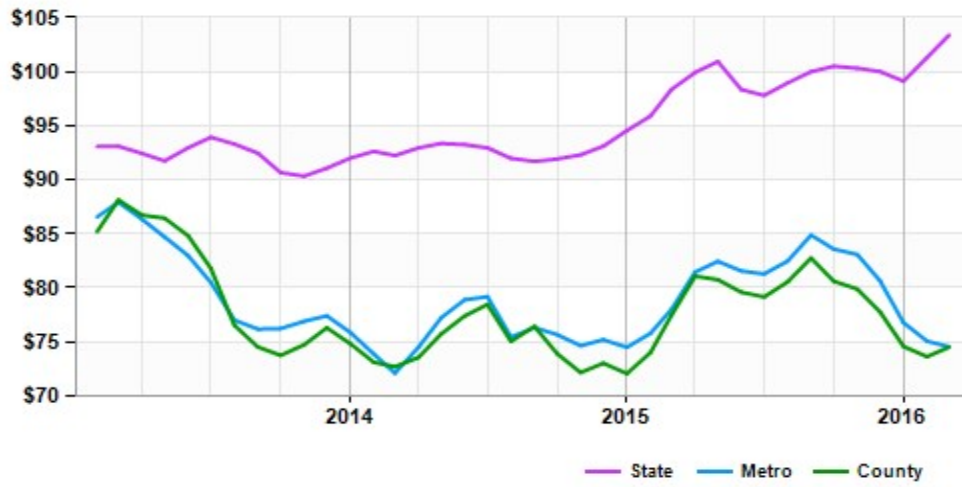
Fixtures Walls



Cash Wrap

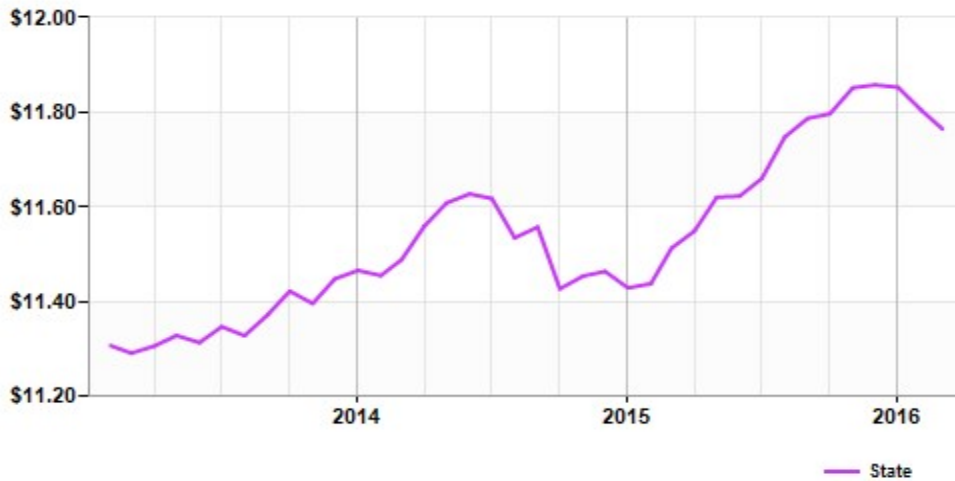
# Market Trends

Asking Prices Retail for Sale Montgomery, AL (\$/SF)



	Mar 16	vs. 3 mo. prior	Y-O-Y
State	\$103	+3.4%	+5.1%
Metro	\$75	-7.6%	-4.4%
County	\$75	-4.2%	-3.8%

Asking Rent Retail for Lease Montgomery, AL (\$/SF/Year)



	Mar 16	vs. 3 mo. prior	Y-O-Y
State	\$11.76	-0.8%	+2.2%