

CHISHOLM SHOPPING CENTER

3439 LOWER WETUMPKA ROAD
MONTGOMERY, AL 36110



SAFEGWAY
GROUP, INC.

LEASE SPACE
CURRENTLY
AVAILABLE

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CHISHOLM SHOPPING CENTER

PROPERTY DETAIL

ADDRESS	3439 LOWER WETUMPKA RD.	CBSA	MONTGOMERY, AL
SUBDIVISION NAME	NEIGHBORHOOD SUB	PARCEL ID #	04-09-29-3-007-012.000
LEGAL DESCRIPTION	COMMERCIAL REAL ESTATE	LAND USE	RETAIL COMMERCIAL
COUNTY	MONTGOMERY	ZONING	B-1
STATE	ALABAMA	FRONTAGE	LOWER WETUMPKA RD
BUILDING HEIGHT	1 STORY	LOADING DOCK	1
TENANCY	MULTIPLE	PROPERTY TYP	STORE FRONT
PARKING SPACES	212	YEAR BUILT	1985
LOT SIZE	4.45 AC	YEAR RENOV	2017
SUBMARKET	MONTGOMERY	BUILDING FAR	0.20



PROPERTY DESCRIPTION

Strategically located at the intersection of Interstate 65 and Interstate 85, Montgomery is the capital city of Alabama and the 2nd largest city in the state. The metropolitan area, comprised of Autauga, Elmore, Lowndes, and Montgomery counties, has a population of $\pm 374,000$. A region of vast economic diversity, Montgomery is home to state and regional governments, a major military installation, the USAF Air University, an extensive service industry, wholesale and retail trade, Civil War and Civil Rights tourism, and an industrial base that includes Hyundai's first manufacturing plant in the United States. This unique diversity provides a well-balanced economic environment.

The Property is positioned right off the heavily trafficked Northern Bypass which connects to both I-65 and I-85. The Property is zoned BU1 and features excellent visibility and egress/ingress.

The Property also benefits from dense demographics. The property is located near local economic generators and is only $\frac{1}{2}$ mile from the Montgomery Zoo, ± 1.5 miles away from Gunter Maxwell Air Force Base and the Alabama National Guard, and ± 4 miles from Alabama State University.

