



ANCHOR
INVESTMENTS

Virginia College



Career Center

FOR LEASE

6200 ATLANTA HWY
MONTGOMERY, AL 36117

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Location Summary

> Montgomery is the capital city of Alabama, the county seat of Montgomery County, and the second most populated city in Alabama.

> The surrounding trade area has 386K residents, and there's a strong local density with a 100K+ population within 5 miles of this center.

> Montgomery has multiple universities with a total student population of ~18K.

> Maxwell Air Force Base is a major local employer (~12K), and the Squadron Officer School and the Air War College are located on base.

> Located in a large retail node on the northeast side of Montgomery, and it benefits from the local population commuting to work downtown.



Location Summary Property Strengths Property Highlights

Property Strengths

The biggest vacancy is a ±51,348 square foot former for-profit facility with millions of dollars of school-oriented improvements. This facility can be converted into a grocery store, other retail re-development opportunities, mini warehouse, medical, office call center and many other uses.

> Millions of dollars of school-oriented improvements (classrooms, data processing, bathrooms, etc.)

> Strong demographics and income profile within a 3,5 and 7-mile radius for excellent student base

> Located very close to an extremely high performing Wal-Mart location which drives significant traffic to this retail area.

Property Highlights

> 9.69 acres (93,998 SF)

> 574 parking spaces

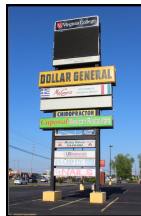
> Built in 1989, Renovated in 2008

> 41k VPD in front of the center

> Large vacancy currently built out as turn-key educational college

> Close proximity to retail and amenities

> Easy access to freeways 231, I-85, I-65





Population

3 Mile: 53,087

5 Mile: 111,464

7 Mile: 178,760

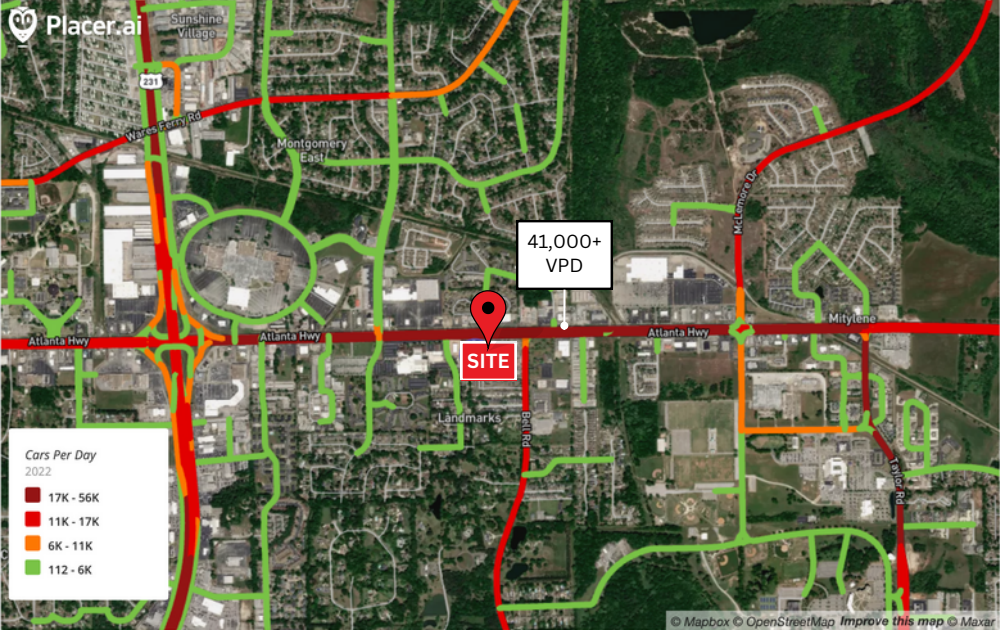


HH Income

3 Mile: \$75,465

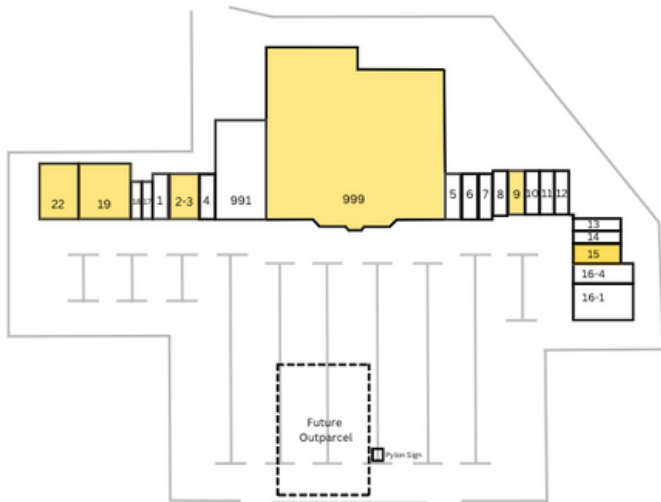
5 Mile: \$78,357

7 Mile: \$74,800



6132 Atlanta Highway, Montgomery, Alabama 36117, United States (Nearby Activity 250 ft) | | Sep 1st, 2022 - Aug 31st, 2023

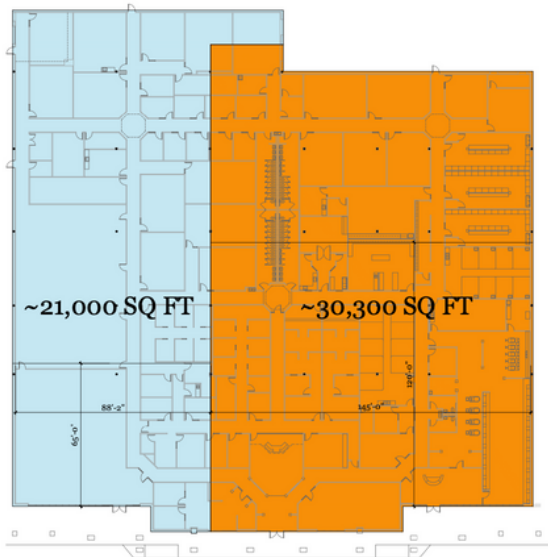
Data provided by Placer Labs Inc. (www.placer.ai)



uite	Tenant	SF
1	Kim Cook	1200
2-3	AVAILABLE	2400
4	Selectel Wireless	1200
5	Security Finance	1200
6	Threading Spa	1200
7	Tang Massage	1200
8	Confie Admin. Services	900
9	AVAILABLE	1500
10	State Farm	1200
11	Prolink LLC	1200
12	CT Nails	1200
3-14	Hair Etc	1800
15	AVAILABLE	1500
16-1	Mexican Restaurant	4000
16-4	48 Flavors	2000
17	Cakeology	750
18	MandE Suits	750
19	AVAILABLE	5100
22	AVAILABLE	3900
991	Dollar General	8450
999	AVAILABLE	51348



Proposed Split



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