

For Lease: 21,587 Sq Ft at Aldi-Anchored Woodmere Crossing + 19,000 SF Anchor Pad

1540 Eastern Crossing, Montgomery, Alabama 28226



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# Woodmere Crossing Overview

Woodmere Crossing is located just off I -85 in Montgomery, Alabama. The Montgomery MSA includes two of the fastest-growing communities in Alabama, with Montgomery's population projected to grow to 420,248 in 2015.

Montgomery is Alabama's state capital and the city is home to Maxwell Air Force Base and Hyundai Auto Manufacturing.

Woodmere Crossing has direct frontage on Eastern Blvd, with more than 45,000 cars passing by each day. Anchored by a new 25k SF Aldi (opened late 2019), Petco and Jason's Deli, this attractive center is also home to Sally Beauty Supply and Tip-Top-Nail.

One 4,057 Sq Ft inline space remains available + an additional anchor pad site.

## Property Summary

Gross Leasable Area:	42,257 SF
Lot Size:	7.36 AC
Location:	Just south of I-85, on the west side of Eastern Boulevard
Year Built:	2002
# of parking spaces:	376



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## Property Overview

Located just 1 mile from Interstate 85, on the west side of Eastern Boulevard, Woodmere Crossing is the dominant neighborhood retail center in the Montgomery area. This 42,257 SF retail center is anchored by Petco, Jason's Deli and Best Buy (not part of the offering).

New addition to the property Aldi just opened Q4 2019.

The center's available spaces are a former 15k Sq Ft Books-A-Million and an adjacent 4,057 SF unit. Additional expansion of 19,000 SF is available on the .50 AC pad site located between Petco and Best Buy.

McDonald's and Carrabba's Italian Grill occupy the center's outparcels. Golden Corral is located across Woodmere Boulevard and Lowe's Home Improvement is located on the opposite end across Haskell Road.

Woodmere Crossing is highlighted by great visibility and architecture along with high traffic counts and strong demographics. Ample parking is assured by 376 surface spaces.



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Aldi Opened 2019 (25k SF)

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## Pad Site Available

Potential for an additional 19,000 SF anchor space or small shop expansion is possible on the .50 AC pad site located between Petco and the new Aldi grocery store.

Great build-to-suit or ground lease opportunity with 250' of road frontage facing Eastern Blvd.



19,000 SF Pad Site between Aldi & Petco



19,000 SF Pad Site between Aldi & Petco



19,000 SF Pad Site between Aldi & Petco



19,000 SF Pad Site between Aldi & Petco

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# Property Photos



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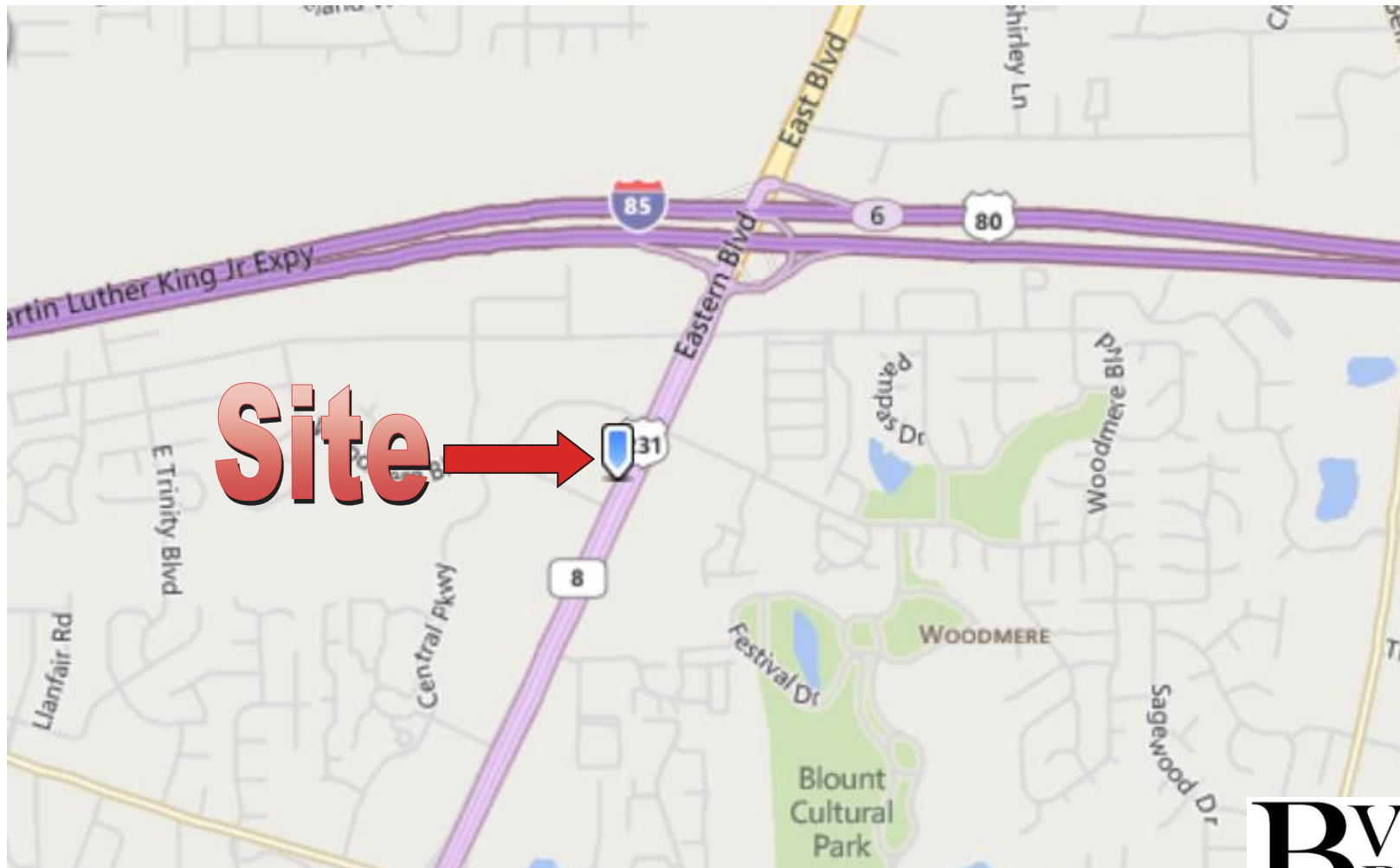
Available: 15k SF former Books-A-Million

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## About Montgomery, Alabama

This superb regional retail center is located in Montgomery just 1 mile from I-85.

The Eastern Boulevard corridor of the Montgomery GSA is one that marries convenience with premiere living and strong demographics.



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