Publix #1025 - Dalraida Commons

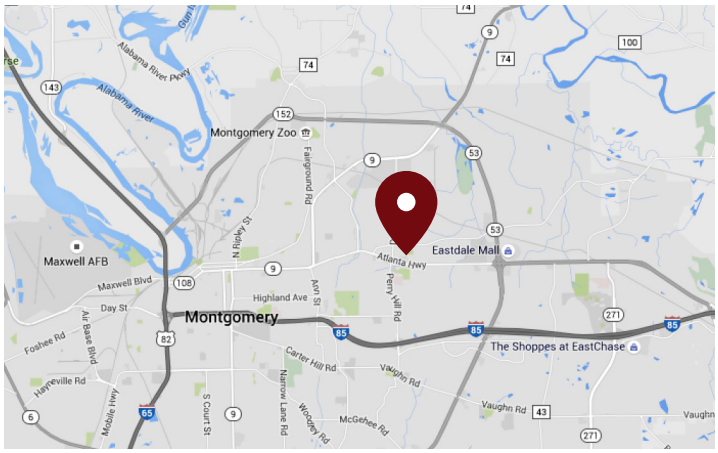
4045 Atlanta Highway
Montgomery, AL 36109
Lat 32.384, Long -86.242

FOR LEASE

1,365 - 4,404 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Montgomery MSA
- Great Visibility
- Strong Tenant Mix
- Easy Ingress and Egress
- Traffic Count: 31,040 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	8,271	60,941	135,758
Daytime Population	6,996	73,114	179,840
Total Households	3,738	26,697	57,933
Avg. HH Income	$78,590	$76,440	$76,878

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

Jamie Golomb

Office: **334.409.6445** | Cell: **334.590.4332** | **jgolomb@crossmanco.com**
505 Cloverdale Road, Suite 103, Montgomery, AL

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Crossman & Company
www.crossmanco.com

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SITE PLAN

Suite	Tenant	Size
ANC	Publix	45,600
1	Little Caesars	1,365
3	Panda Inn	1,432
5-7	Palm Beach Tan	2,813
9	Jackson Hewitt	1,311
11	AVAILABLE	4,404
17	Unavailable	1,470
19	WNB Factory	1,432
21	AVAILABLE	1,502
23	Rice Banking Company	1,311
25	Nail Studio	1,311
27	Ambassador Staffing	1,502
29	Subway	1,432
31	AVAILABLE	1,365
OP	Jack's Restaurant	1 Acres

TOTAL 68,250

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
195,500

EST. # OF VISITS ANNUALLY
1.8 Million

AVG. VISITS / CUSTOMER
9.00

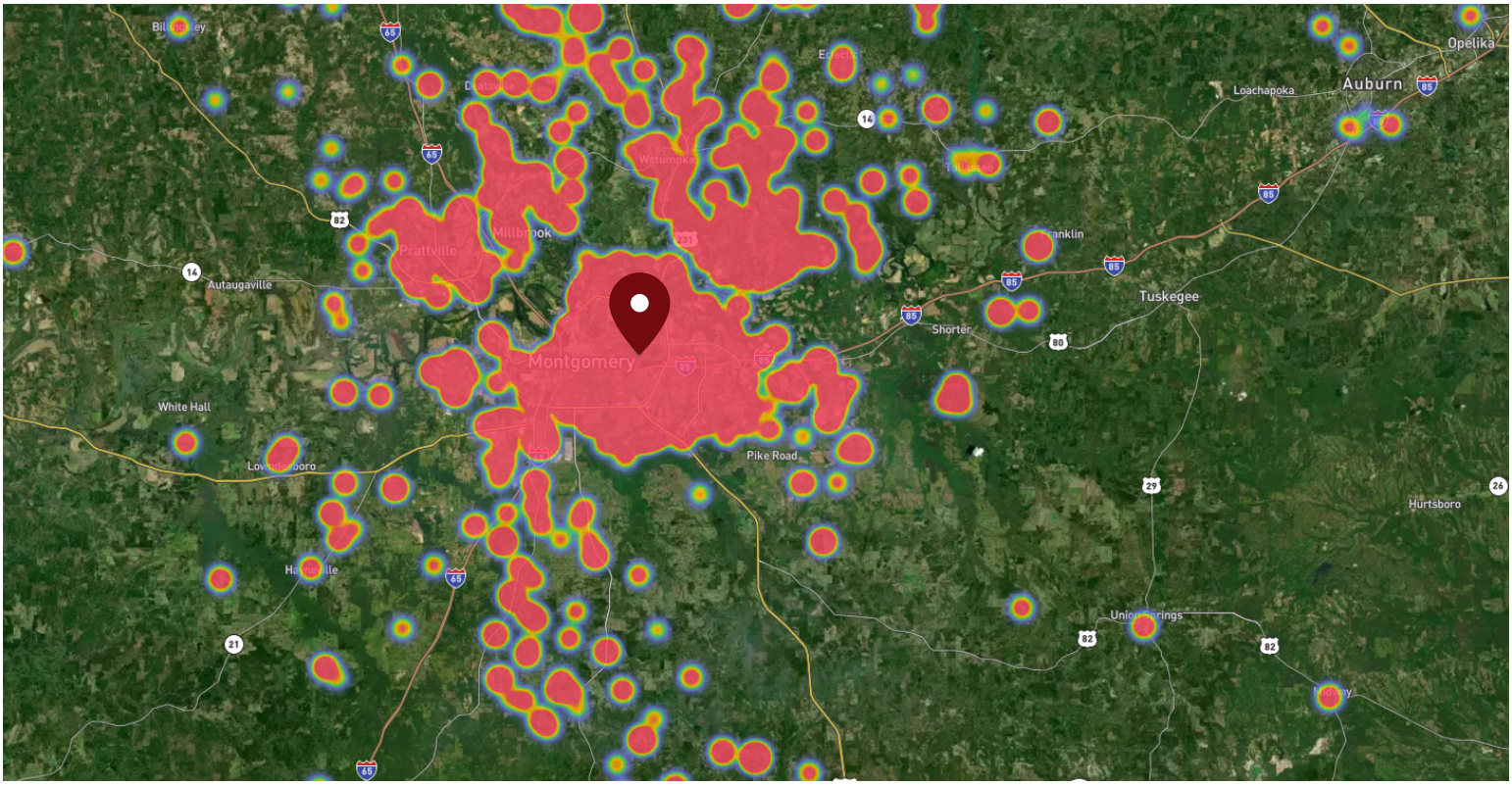
AVG. LENGTH-OF-STAY / VISIT
21 Min

TOP 3 DAYS	# OF VISITS
Wednesday	273,757
Friday	266,210
Thursday	253,777

TOP 3 HOURS	# OF VISITS
5-6 PM	260,625
4-5 PM	236,375
12-1 PM	217,603

Data provided by Placer Labs Inc. (www.placer.ai) Janaury 1, 2025 - December 31, 2025

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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