



FOR LEASE

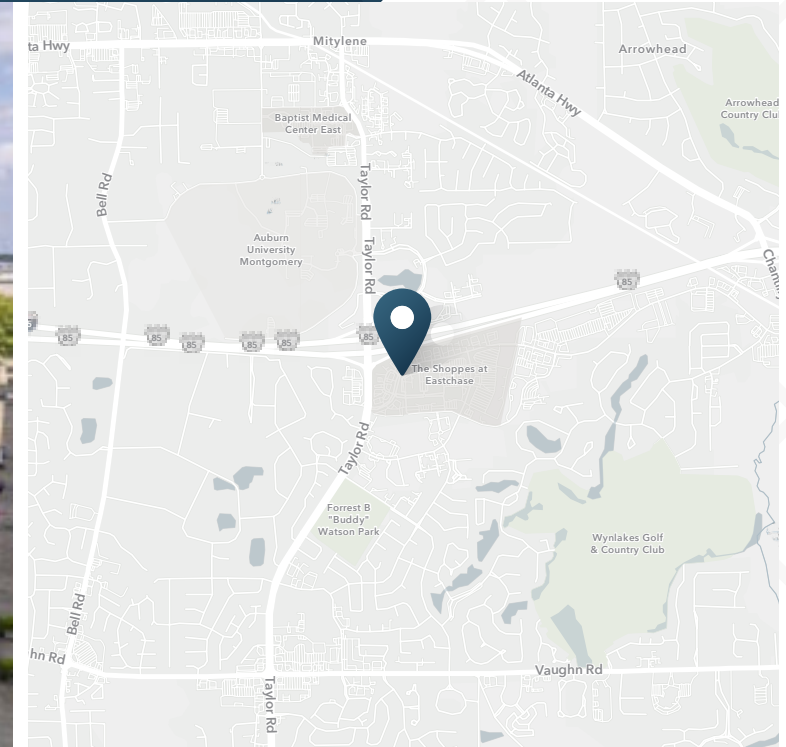
# The Shoppes at EastChase

7274 Eastchase Parkway | Montgomery, AL 36117



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**FOR LEASE**

1,931-8,573 SF  
Available

388,700 SF  
GLA

## CONTACT

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## ABOUT THE PROPERTY

- Shoppes at EastChase is the premier retail Power/Lifestyle Center in south central Alabama and part of the larger EastChase Shopping District.
- Located at the corner of Taylor Road (61,827 VPD) and I-85 (104,787 VPD) and within close proximity to several of the area's economic drivers including Auburn University at Montgomery (4,675 students), Baptist Medical Center East (176 beds), and Faulkner University (±3,300 students).
- Shoppes at EastChase draws visitors from many of Montgomery's surrounding communities and throughout south central Alabama and is only 16 minutes from downtown Montgomery, home and capital of the Alabama State Legislature.
- Surrounded by the most affluent demographics in Montgomery with an average household income of \$113+K within a one-mile radius.

## TENANTS INCLUDE



## TRAFFIC COUNTS

Eastchase Parkway, adjacent to Site	16,882 VPD
Taylor Road, adjacent to Site	61,827 VPD
I-85, W of Site	104,787 VPD
I-85, E of Site	66,194 VPD

Year: 2023 | Source: ALDOT

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**The Shoppes at Eastchase**  
TARGET  
KOHLS  
Dillard's  
Marshall's  
HomeGoods  
PET SMART  
FIVE BELOW

**Festival Plaza**  
Walmart  
AMC THEATRES  
PLATOS  
HomeGoods  
DUNKIN' tropical CAFE  
HAROLD'S  
WAFFLE HOUSE

**Halcyon Village**  
vca  
CVS pharmacy  
Hertz

**Twin Oaks Village Shopping Center**  
TJ-maxx  
Party City  
DOLLAR GENERAL

**McGehee Place Shopping Center**  
Office DEPOT  
Wendys

**Publix**  
Walgreens  
SUBWAY  
DOLLAR GENERAL

**Sturbridge**  
Winn-Dixie  
bed express  
Applebees  
ACE Hardware

**East Chase Market Center**  
HOBBY LOBBY  
COSTCO  
BEST BUY  
Durlington  
JOANN  
ULTA  
OLD NAVY  
BED BATH & BEYOND

**Bell Plaza Shopping Center**  
DOLLAR GENERAL  
DQ

**Taylor Junction Shopping Center**  
Publix  
SUBWAY

**Eastmont Plaza**  
BIG LOTS  
CITITRENDS  
DOLLAR GENERAL

**Promenade Montgomery North**  
DISCOUNT TIRE  
HARBOR FREIGHT TOOLS  
AutoZone

**Woodmere Crossing**  
petco  
Davita

**McGehee Place Shopping Center**  
DOLLAR GENERAL

**Walmart Supercenter**  
Exxon  
Ford  
metro

**Walmart Supercenter**  
SUBWAY  
metro

**Publix**  
CVS pharmacy

**Pike Road Self Storage**



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**AUM**  
AUBURN UNIVERSITY  
AT MONTGOMERY  
4,675 Total Enrollment  
Spring 2024

**East Chase  
Market Center**  
Michaels  
BED BATH & BEYOND  
BEST BUY  
Dorling  
JOANN  
ULTA  
OLD NAVY  
SHOE STATION

**The Shoppes at Eastchase**  
Marshalls ASHLEY ROSS BAMI! H&M  
HomeGoods FIVE BELOW DSW AMERICAN EAGLE  
Blath Works SoftCo ME LOFT WEARHOUSE  
TREK KILLE TAZIKIS WARE  
PLACE GREAT AMERICAN SEPHORA STARBUCKS



65,900 WPD

35,857 WPD

94,000 WPD

94,000 WPD

61,027 WPD

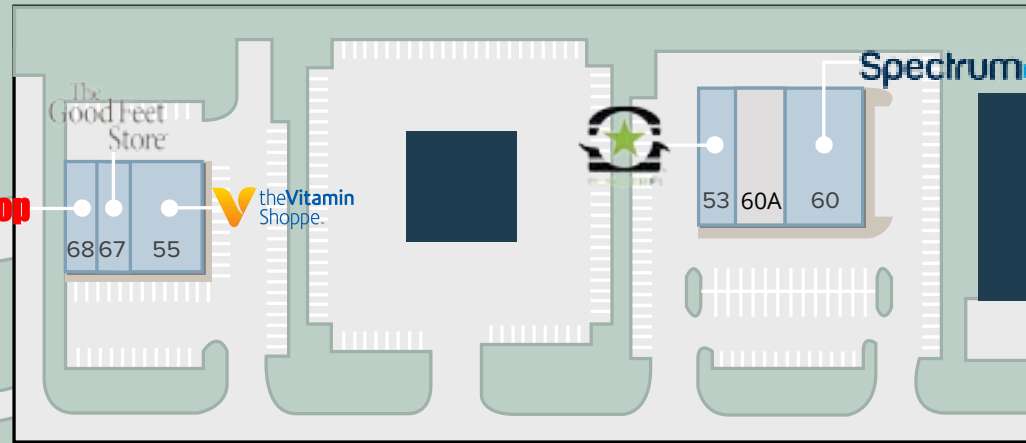


# The Shoppes at EastChase: Shoppes and Outparcels

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FULL TENANT DIRECTORY ON NEXT PAGE



# The Shoppes at EastChase: Shoppes and Outparcels

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SHOPPES TENANTS		
1	Lane Bryant	5,180 SF
2	LOFT	6,000 SF
3	South Boutique	2,681 SF
4	<b>AVAILABLE 01.01.2025</b>	<b>2,483 SF</b>
5	Talbots	6,499 SF
6	Men's Warehouse	6,020 SF
8	<b>AVAILABLE</b>	<b>8,573 SF</b>
9	<b>AT LOI</b>	<b>6,603 SF</b>
10	Victoria's Secret	6,000 SF
11	American Eagle	6,000 SF
12	The Buckle	4,800 SF
13	Bath & Body Works	3,770 SF
14	Francesca's Collection	1,600 SF
15	Claire's Boutique	1,170 SF
16	<b>AVAILABLE</b>	<b>3,890 SF</b>
17A	Footlocker	6,500 SF
17B	TREK	3,530 SF
18	Capitol Realty Group	2,995 SF
19	Cinderella Beauty Salon	605 SF
20	Ware Jewelers	3,035 SF
21	Mountain High Outfitters	4,530 SF
22	J. Jill	3,249 SF
23	Rio Body Wax	2,050 SF

27	H&M	21,642 SF
28	Anthony Vince Nail Spa	3,220 SF
29	Versona	10,000 SF
30	DSW Shoe Warehouse	18,000 SF
31	Pies & Pints	3,893 SF
32	Love Sac	1,850 SF
33	Five Guys Famous Burgers	2,580 SF
34	First Watch	4,500 SF
35	Firebirds Wood Fired Grill	6,352 SF
36	Books-A-Million	14,400 SF
37A	Sephora	4,688 SF
37B	Aerie	3,812 SF
38	lululemon	2,805 SF
39	everbowl	1,510 SF
40	Buff City Soaps	2,000 SF
41	Great American Cookie	1,080 SF
42	Children's Place	4,000 SF
43	Pandora	1,515 SF
44	Sunglass Hut	870 SF
45	Merle Norman	612 SF
46	Nothing Bundt Cakes	1,750 SF
47	Moe's Southwestern Grill	2,200 SF
48	Smoothie King	795 SF
49	AT&T	2,560 SF

50	Bonefish Grill	5,581 SF
51	<b>AVAILABLE</b>	<b>5,189 SF</b>
52	Build-A-Bear	2,000 SF
54	Starbucks	1,650 SF
57	<b>AVAILABLE</b>	<b>1,931 SF</b>
58	Dillard's	137,339 SF

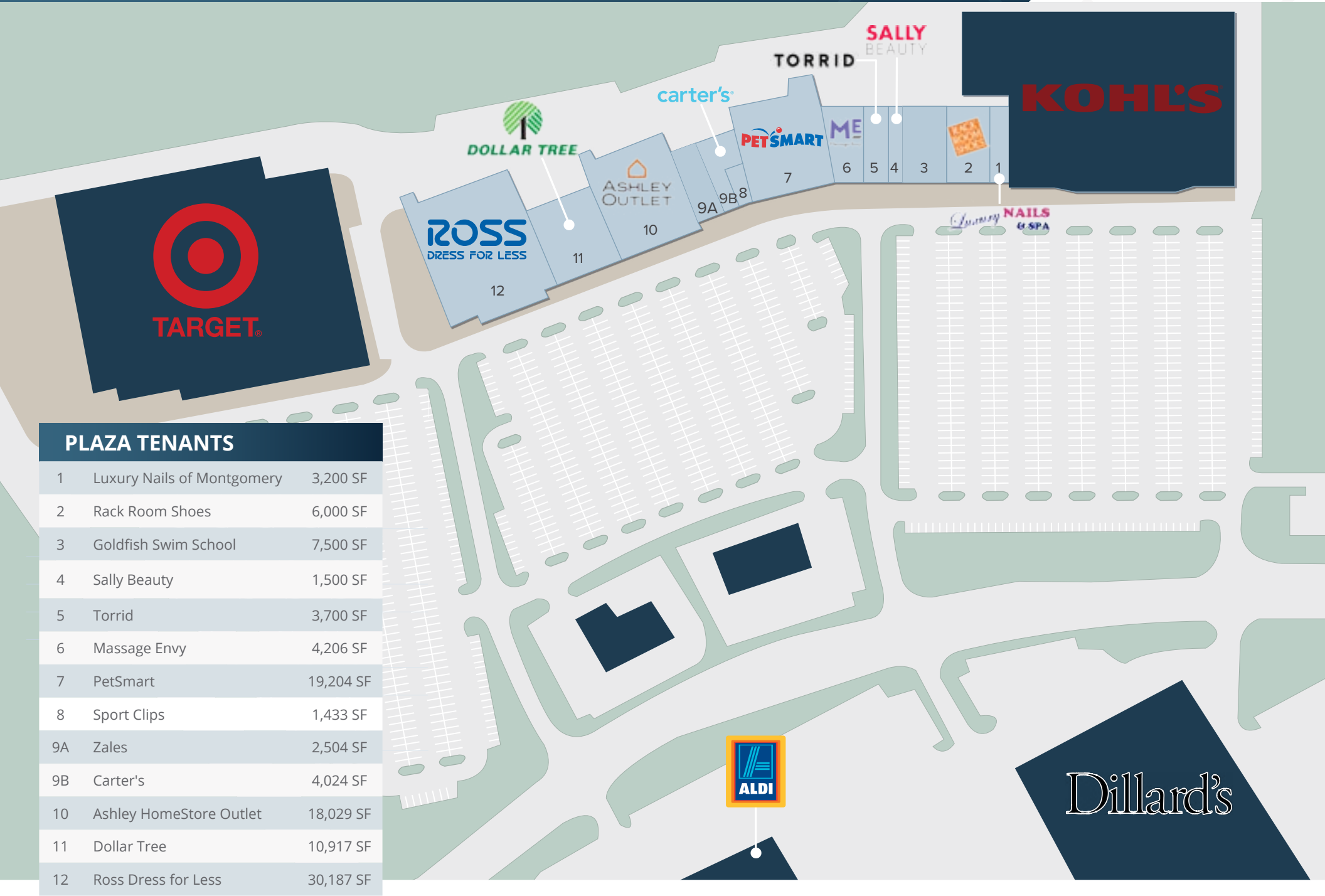
STRIP 1 TENANTS		
68	GameStop	2,000 SF
67	The Good Feet Store	2,000 SF
55	The Vitamin Shoppe	4,000 SF

STRIP 2 TENANTS		
53	BurgerFi	3,250 SF
60A	<b>AVAILABLE</b>	<b>3,288 SF</b>
60	Spectrum	4,811 SF

OUTPARCELS		
OP	ALDI	26,016 SF

# The Shoppes at EastChase: Plaza | 112,404 SF

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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

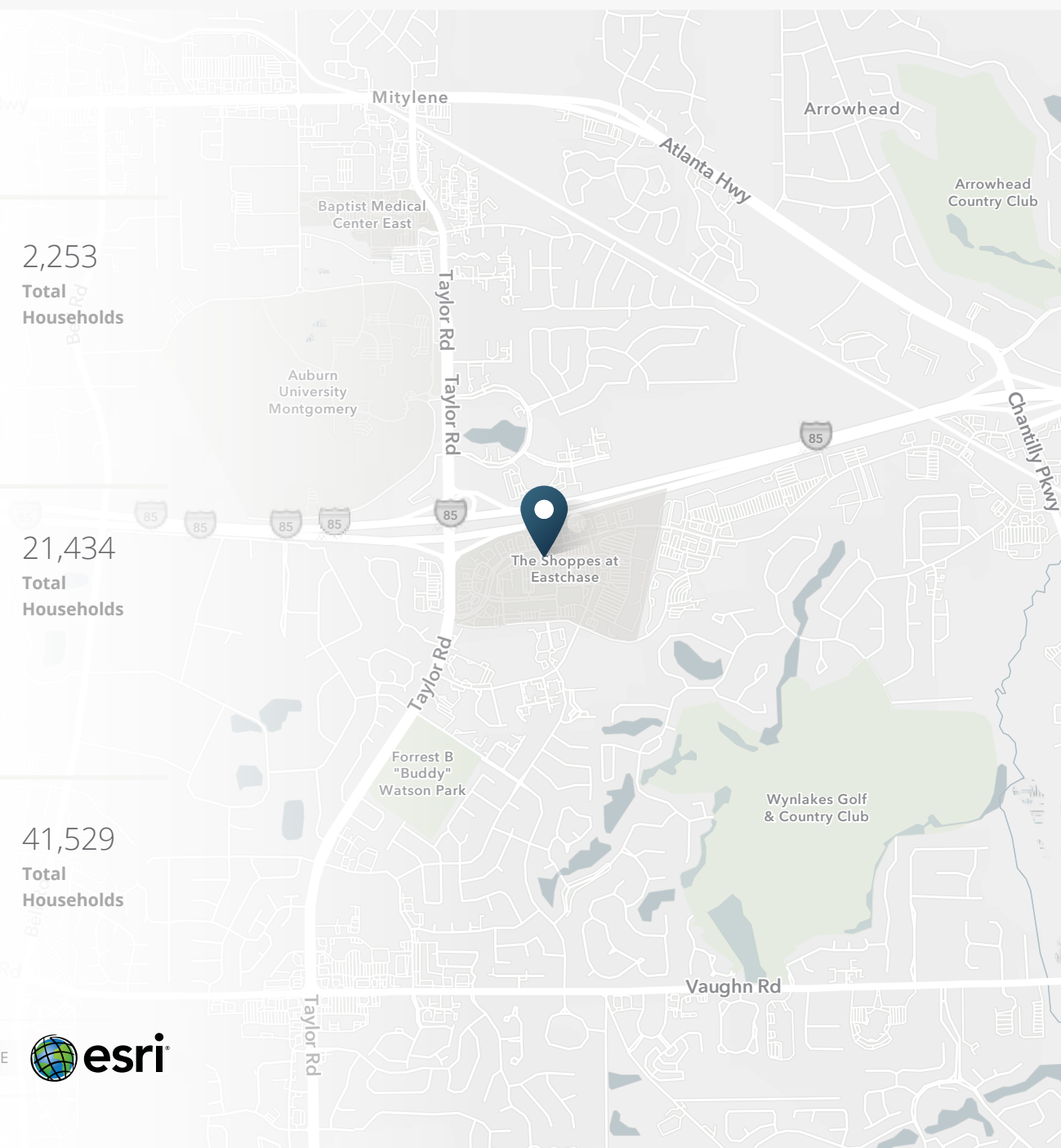
4,978 Population	9,743 Total Daytime Population	\$113,036 Average Household Income	2,253 Total Households
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### 3 MILES

48,090 Population	47,517 Total Daytime Population	\$103,879 Average Household Income	21,434 Total Households
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### 5 MILES

98,061 Population	97,155 Total Daytime Population	\$95,713 Average Household Income	41,529 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



# TARGET MARKET SUMMARY

The Shoppes of Eastchase

Ring of 5 miles

## KEY FACTS

98K

2024 Total  
Population

97K

Total Daytime  
Population

-0.16%

Population  
Annual Growth  
Rate

38.1

Median Age

\$76K

2024 Median  
Household Income

\$73K

Average  
Disposable  
Income

15K

Population 12  
Years & Younger

52K

Female  
Population

This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2024, 2029.

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# ANNUAL ENTERTAINMENT SPENDING

\$143,175K

2024  
Entertainment/Rec

\$28M

Entertainment/  
Recreation Fees &  
Admissions

\$1M

Tickets to Parks or  
Museums

## Tapestry segments



11B

Young and Restless  
5,527 households

13.3%  
of Households



8C

Bright Young  
Professionals  
5,221 households

12.6%  
of Households



1C

Boomburbs  
4,326 households

10.4%  
of Households



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## MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

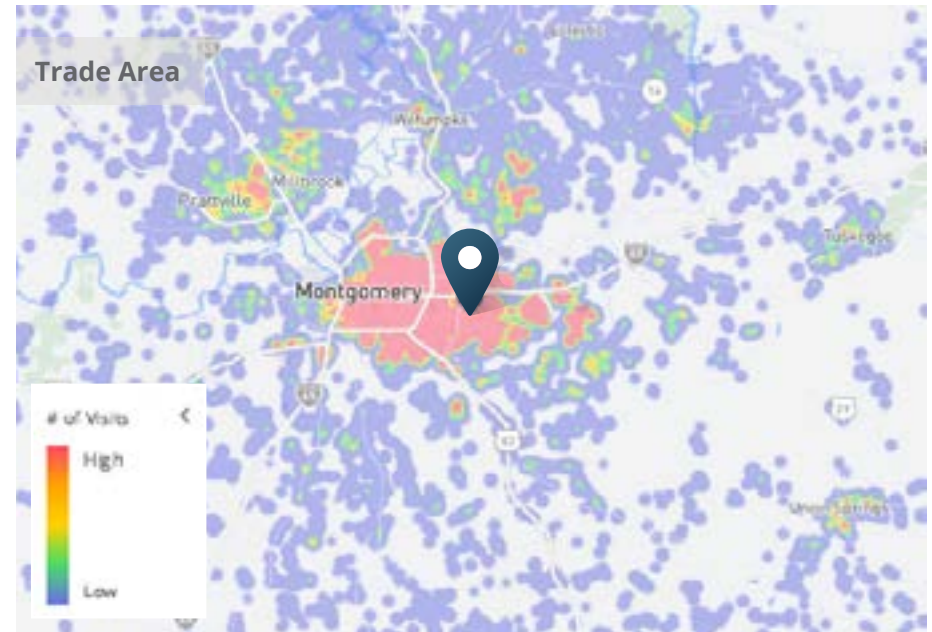
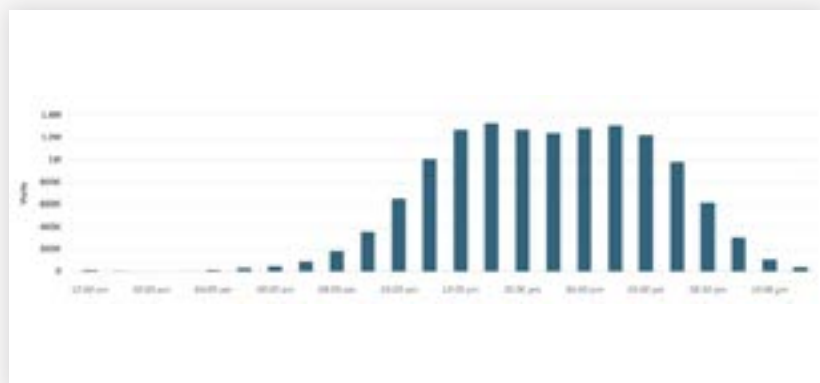
08/01/2023 - 07/31/2024

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
907.9M	7.2M	7.93

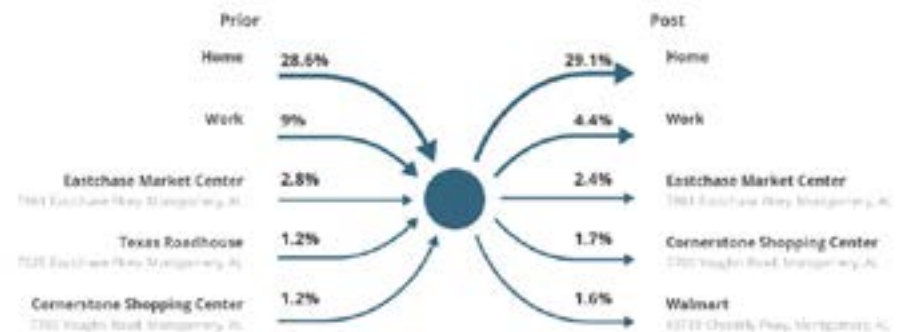
### Daily Visits



### Hourly Visits



### Customer Journey



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