

Governors Square

Retail Leasing Opportunities | Montgomery, AL

FOR LEASE

2681 E. South Boulevard

Montgomery, AL 36116

FROM
860^{SF}
UP TO
20,865^{SF}
SUITE SIZES

14
LEASING
OPPORTUNITIES

181,396^{SF}
SHOPPING
CENTER

NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

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Executive Summary

A Strategic Retail Opportunity in South Montgomery

Governors Square is an established 181,396 SF community shopping center strategically positioned along East South Boulevard in Montgomery, Alabama. The property offers retailers, restaurants, fitness, medical, educational, office and service-oriented businesses an opportunity to locate within an established commercial destination serving surrounding residential neighborhoods, employment centers, schools and institutions.

The center offers excellent visibility, abundant surface parking, multiple points of ingress and egress and prominent signage opportunities. Its location near the intersection of East South Boulevard/U.S. 80 and U.S. Highway 231/Troy Highway places Governors Square

at the convergence of two major Montgomery traffic corridors. Governors Square currently offers multiple leasing opportunities ranging from approximately 860 SF to 20,865 SF, providing flexibility for small-shop retailers, service businesses, restaurants, medical users and larger junior-anchor concepts.

The property is surrounded by a diverse mix of demand generators, including residential neighborhoods, multi-family communities, educational institutions, government facilities and major employers. Governors Square is also approximately 1.8 miles from Baptist Medical Center South and 4 miles from Interstate 85, further enhancing regional accessibility.



181,396^{SF}
SHOPPING
CENTER



RENTAL SUITES
AVAILABLE



860-20,865^{SF}
AVAILABLE
SUITE SIZES



SIGNALIZED
ACCESS



Location Overview

Positioned at the Center of South Montgomery Activity

Governors Square is located at 2681 E. South Boulevard in south Montgomery, near the convergence of East South Boulevard/U.S. 80 and U.S. Highway 231/Troy Highway.

The location provides convenient access to neighborhoods throughout south and central Montgomery while also connecting the property to major employment, healthcare, education and government destinations.

Immediately surrounding Governors Square is a mix of institutional and residential uses that help create a diverse customer base throughout the day. Nearby demand generators include educational campuses, municipal facilities, multifamily communities and healthcare facilities.



Interstate 85:
Approximately 4 miles
Interstate 65:
Approximately 4.9 miles



Numerous single-family neighborhoods, apartment communities and senior housing developments surround the property.



Property Highlights

- Prominent Montgomery Location
- Flexible Leasing
- Multiple Points of Ingress and Egress
- Strong Visibility
- Abundant Parking
- Monument & Pylon Signage
- Diverse User Potential
- Established Surrounding Demand
- Regional Connectivity



Connected to Montgomery



Drive Times

Miles

Downtown Montgomery/Capitol	5.7
Maxwell Airforce Base	9.3
Montgomery Regional Airport	9.6
Alabama Shakespeare Festival	4.5
Montgomery Museum of Fine Art	4.3
Baptist Health	1.8
Eastdale Mall	5.7
Auburn University at Montgomery	6.5
Alabama State University	3.9
Huntingdon College	3.3

Demographics

	1 Mile	3 Mile	5 Mile
Population	10,320	64,654	132,355
Households	4,535	27,136	55,269
Avg Household Income	\$60,166	\$71,340	\$73,333
Daytime Employment	4,437	29,487	57,943

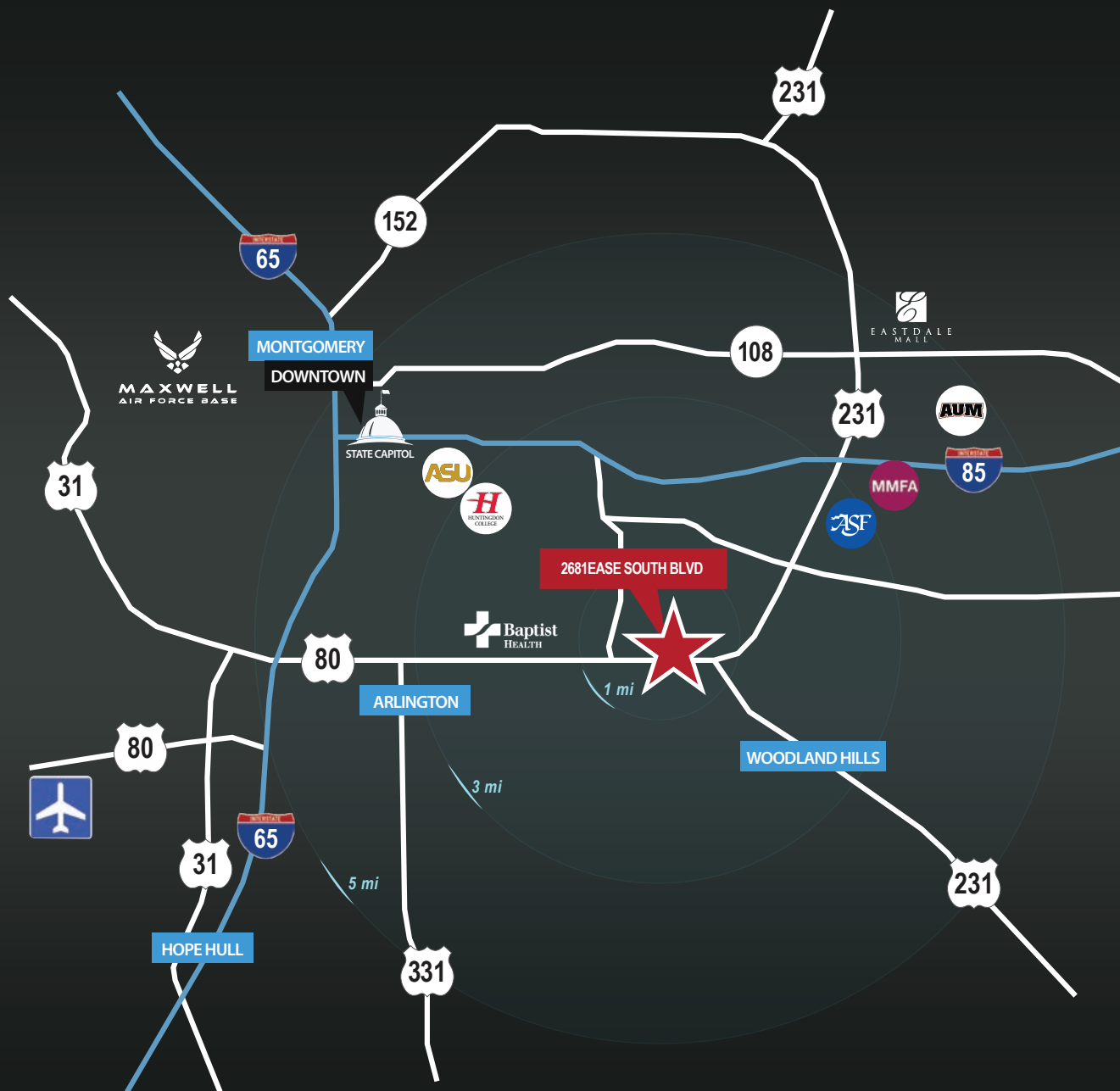
Key Metrics



~\$73,333
Annual Household
Income
within 5 mile



132,355
Residents
within 5 miles





Local Amenities



Surrounded by Established Demand



Site Plan and Availability

Retail Space for Every Stage of Growth

Governors Square offers a diverse selection of available suites ranging from ~860 SF to ~20,865 SF, providing opportunities for businesses ranging from neighborhood retailers and service providers to large-format users.

Available Suites

Suite 2807-C	860 SF
Suite 2807-D	3,630 SF
Suite 2815	2,600 SF
Suite 2817	1,313 SF
Suite 2819	1,300 SF
Suite 2821	1,056 SF
Suite 2827	2,120 SF
Suite 2831	3,960 SF
Suite 2851-A	1,250 SF
Suite 2869	4,573 SF
Suite 2885-A	18,925 SF
Suite 2885-C	20,865 SF
Suite 2889	1,880 SF
Suite 2891	3,400 SF





Make Governors Square Your Next Location



860
SQUARE FEET

UP TO

20,865
SQUARE FEET

Retail Spaces Available Governors Square

2681 E. South Boulevard Montgomery, AL 36116

For more details and to view other available properties, check out our listings at chasecommercial.com or scan the QR code on your mobile device.



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