



FOR LEASE

ADLER FURNATURE BUILDING

PRESENTED BY:

LOUISE JENNINGS-MCCULLAR

404.606.3285

louise@resellc.com



REAL ESTATE SOUTHEAST

404.606.3285

P. O. Box 681955

Prattville, AL 36068

Executive Summary

ADLER FURNITURE BUILDING | SELMA, AL | 1223 WATER AVENUE, SELMA, AL 36703



OFFERING SUMMARY

Available SF: 2,300 - 7,800 SF

Lease Rate: \$25.00 - 30.00 PSF/YR

Lease Type: NNN

Year Built: 1860

Building Size: 17,909 SF

Level 1: 5,526 SF

Level 2: 6,857 SF

PROPERTY OVERVIEW

Located in the heart of the historic downtown Selma.

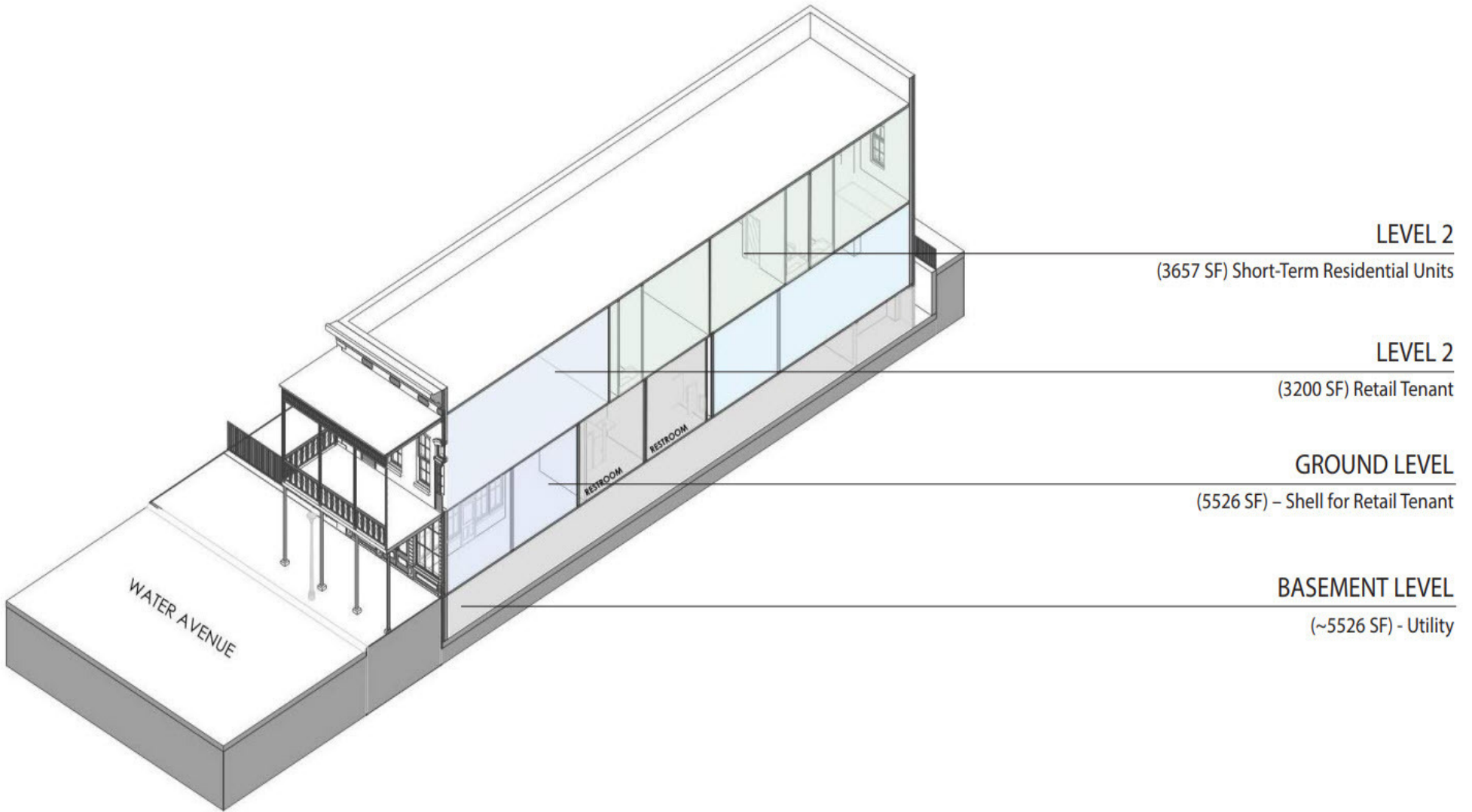
InVictus Development and the community are working to revitalize the historic architecture of Selma and is embracing the growing arts community with a goal of making Selma a true destination location.

PROPERTY HIGHLIGHTS

- Building construction date c. 1860.
- Italianate revival; two-story with storage entresol mezzanine. Brick building with stone quoins, large porch balcony with ornate cast iron railings.
- Level 1, ground level features a layout of 5,526 square feet with a potential of 3 retail tenant spaces.
- Level 2, comprised of 6,857 square feet shown with three potential floor plans comprised of all residential units or a possible mix of commercial and residential.

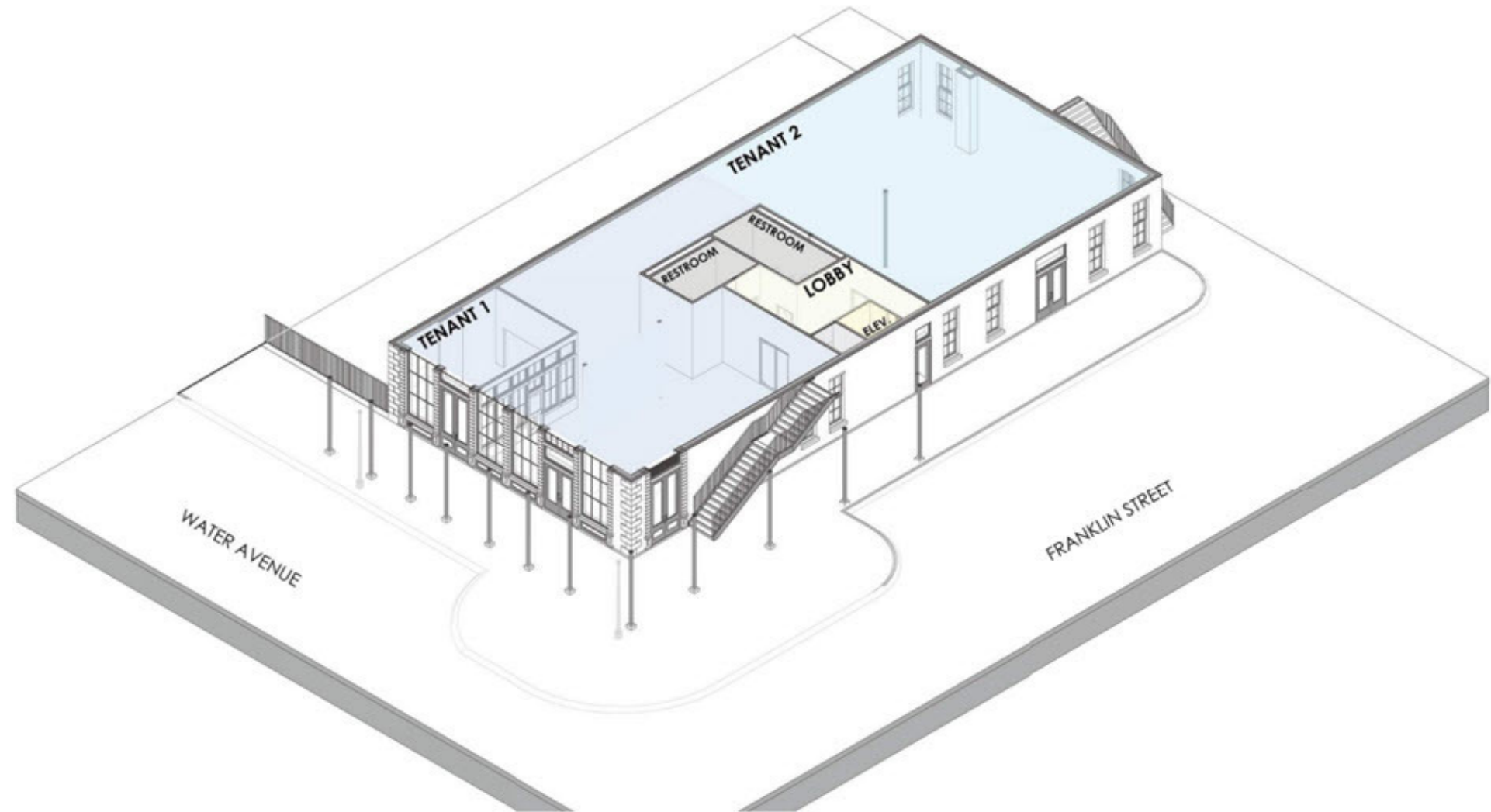
Proposed Space

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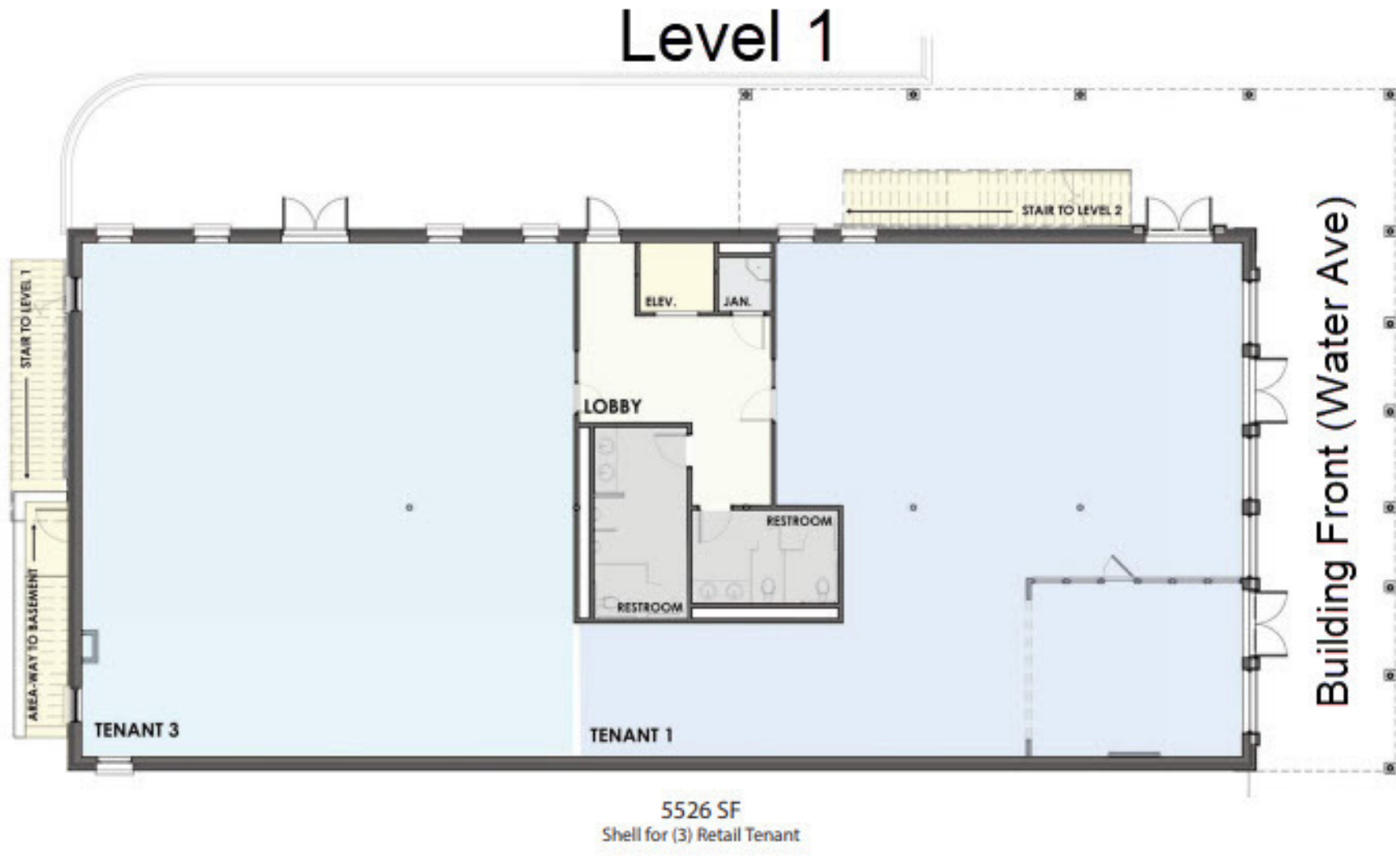
Proposed - Level 1- Retail

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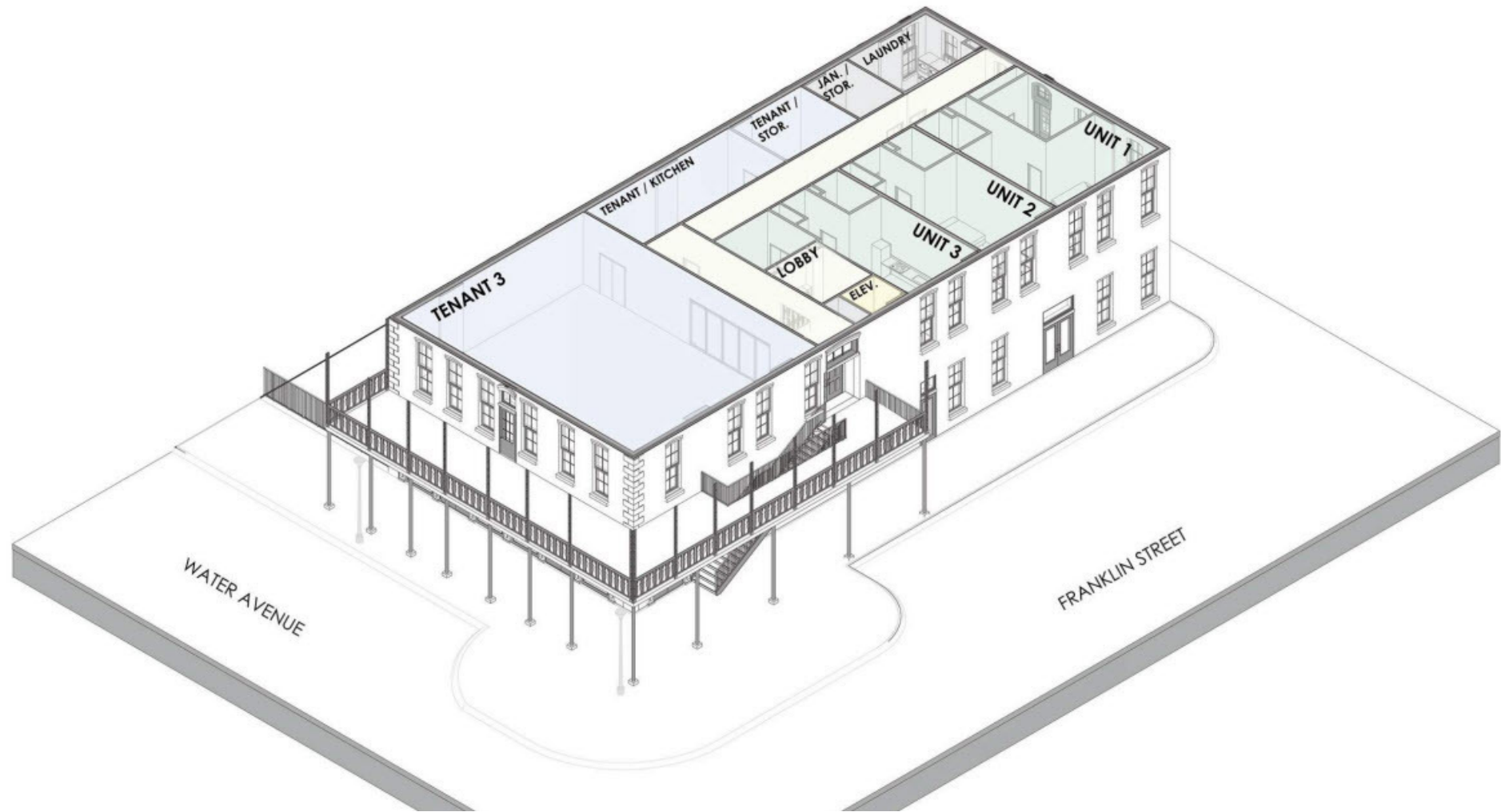
Proposed - Level 1 - Retail

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Proposed - Level 2 - Mixed Use (Option 1)

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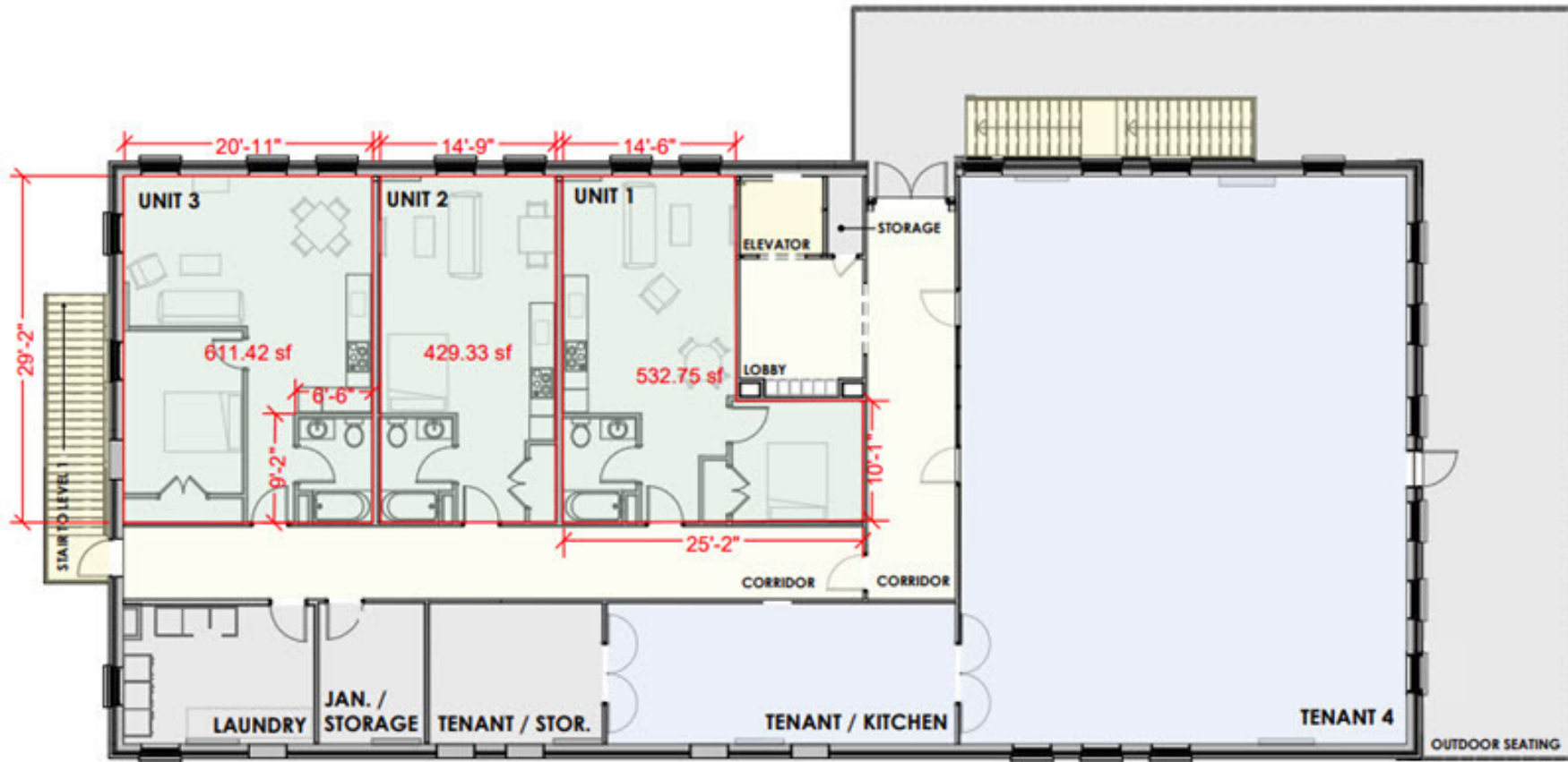


Proposed - Level 2 - Mixed Use (Option 1)

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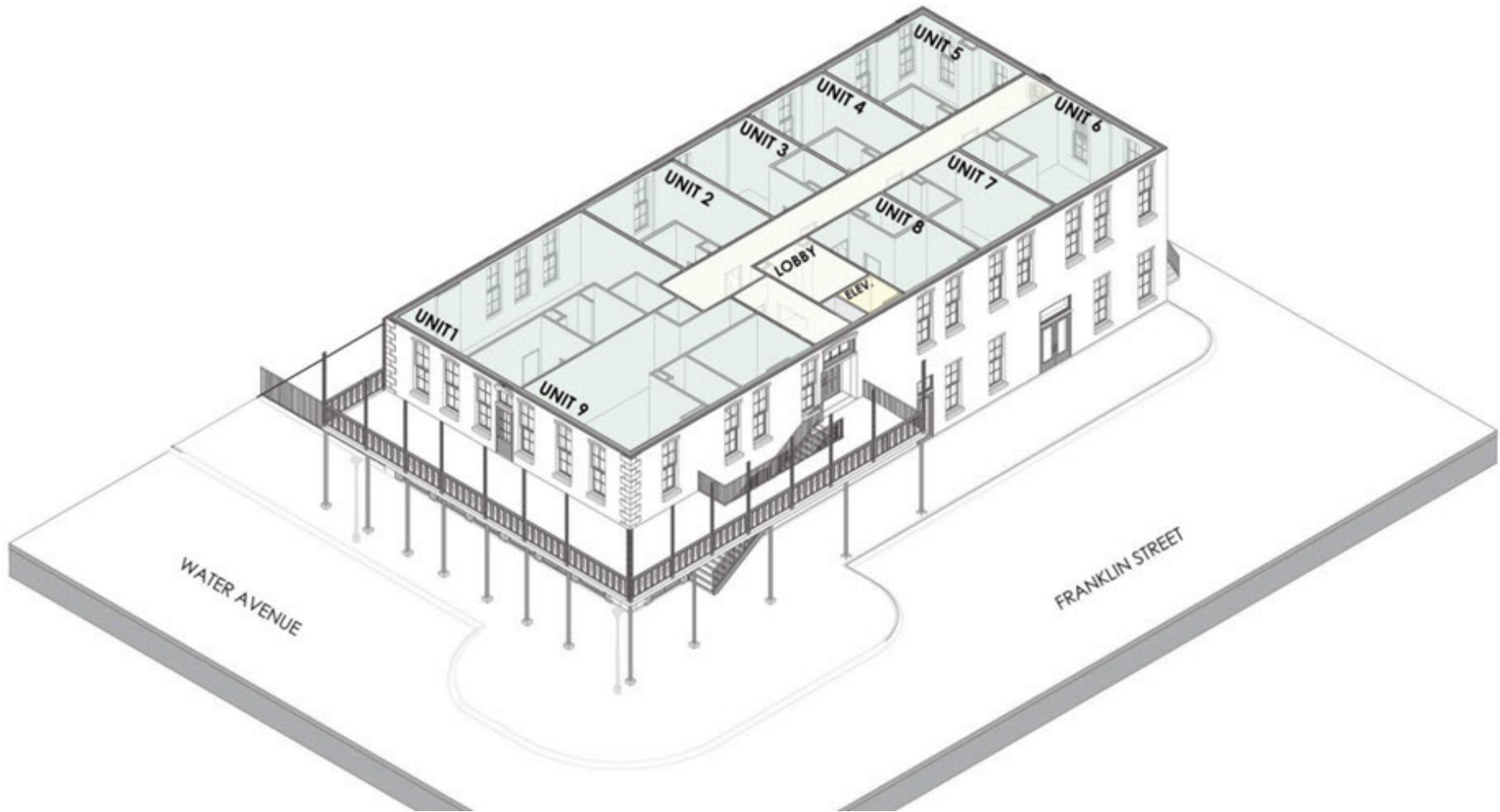
Level 2- Option 1



Building Front (Water Ave)

Proposed - Level 2 - Residential (Option 2)

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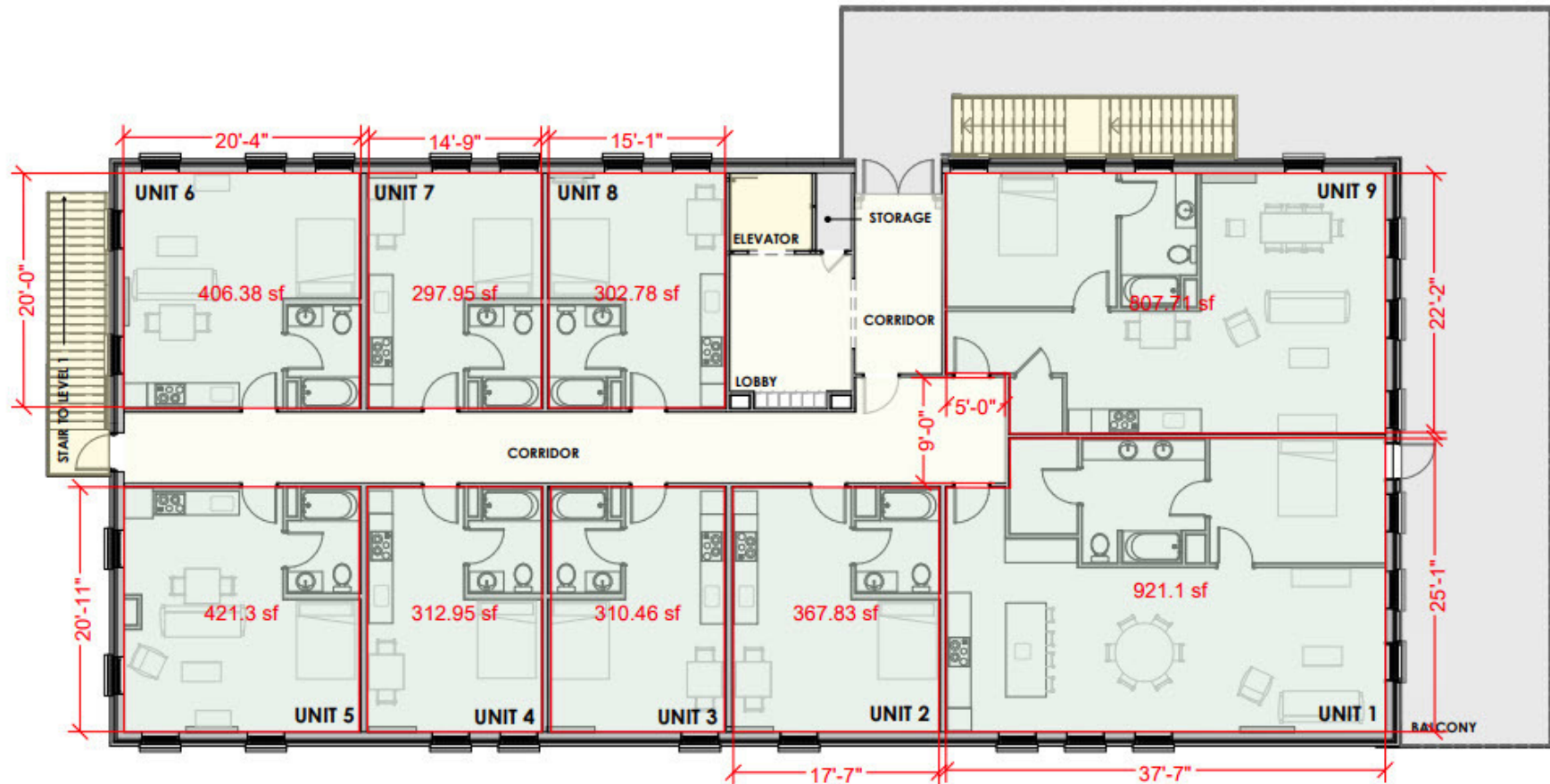


Proposed - Level 2 - Residential (Option 2)

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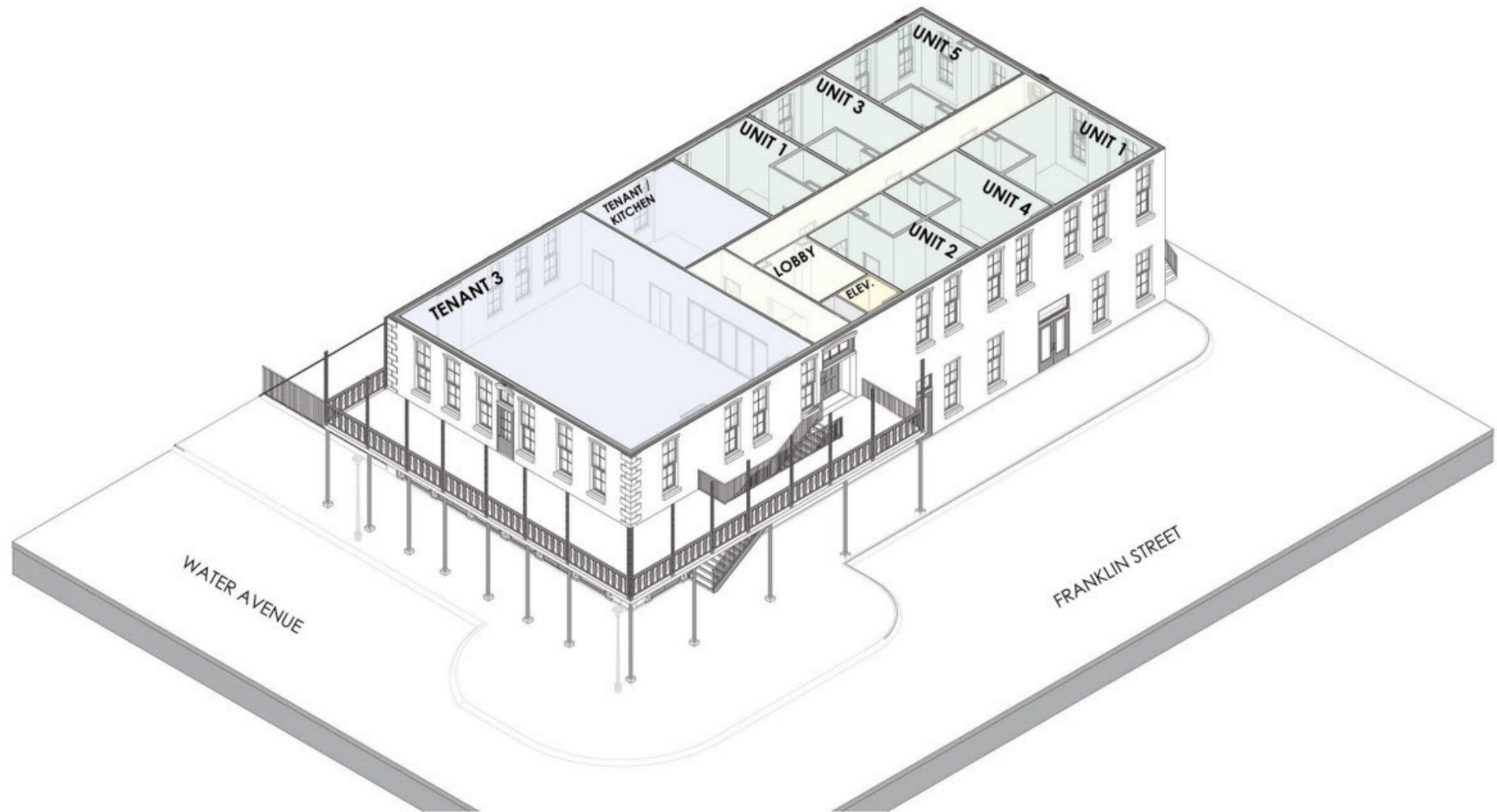
Level 2- Option 2



Building Front (Water Ave)

Proposed - Level 2 - Mixed Use (Option 3)

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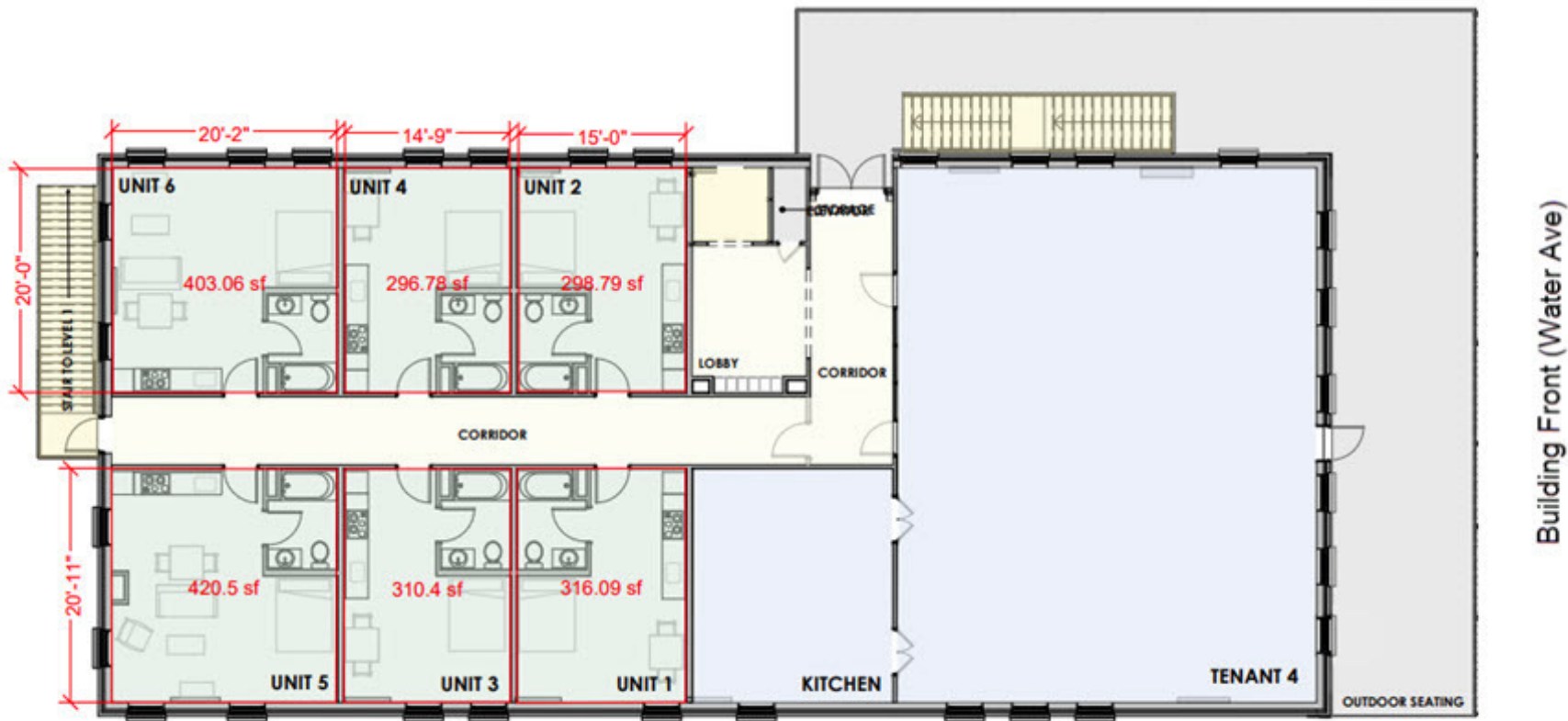


Proposed - Level 2 - Mixed Use (Option 3)

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Level 2- Option 3



Selma, Alabama

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POPULATION
17,971



ANNUAL VISITORS
20,000+

14+ HISTORIC SITES

<1 hour to Montgomery Regional Airport

Selma Tourism

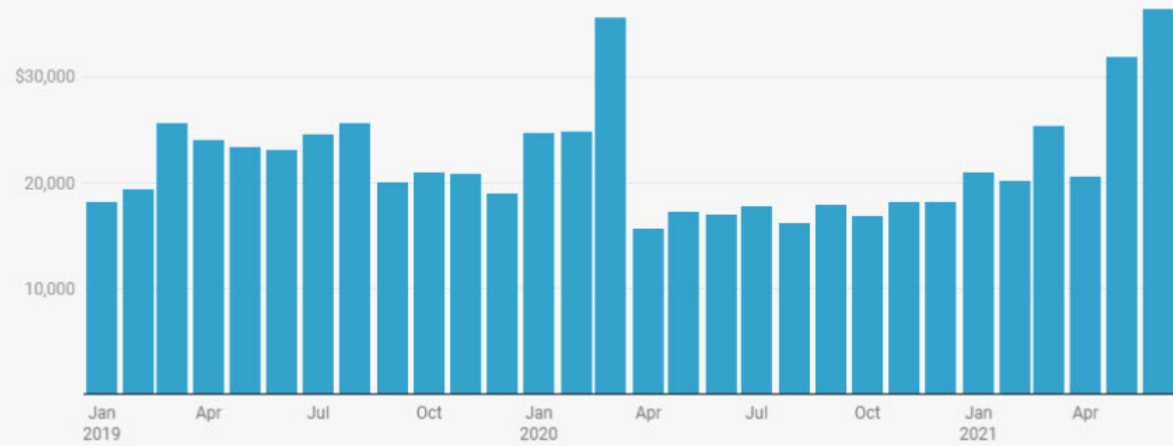
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Tourists visit Selma from across the U.S.



Total Lodging Tax for Dallas County by Month



Created with [Datawrapper](#)

High values in May and June 2021 indicate recovery from COVID-19 Pandemic



A common travel route for Alabama tourists is to visit **Birmingham, Montgomery, and Selma**. **Over 10% of people who visited Downtown Selma** also visited a Civil Rights historic site in Montgomery or Birmingham. This highlights the **vast potential** Selma has in expanding its tourism base.

Tourists who visited Downtown Selma also visited sites in nearby cities. (Source: Alabama Power)

Advisor Bio 1

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LOUISE JENNINGS-MCCULLAR

Principal Broker

louise@resellc.com

Direct: 404.606.3285 | **Cell:** 404.606.3285

AL #030350 // GA #166727 MS #21674

PROFESSIONAL BACKGROUND

Real Estate Southeast was founded in 2001 by Louise Jennings. As principal and an investor, Ms. Jennings is highly driven to provide positive results in the most efficient manner possible and understands the important responsibilities of creating value in retail properties, along with its day to day management and operations. With over 30 years of experience in the commercial real estate business, she also understands the importance of providing good service and delivering results. Ms. Jennings has redeveloped almost a million SF of retail space throughout the Southeast. This valuable experience is shared with the dedicated team at Real Estate Southeast. This team works diligently to keep tenants happy and properties running smoothly and profitably. Real Estate Southeast works closely with retailers, lenders, investors and industry professionals, earning a strong reputation for hands on service, delivering results. With extensive knowledge of the southeast markets, Real Estate Southeast is contracted to do market analysis and site selection. They worked with clients such as; ABC, DaVita, Dunkin Donuts, Honey Baked Ham and LifeChoice.

Louise Jennings and Real Estate Southeast are active in the community. Louise Jennings is a member of the Alabama Center for Real Estate Leadership Council (ACRE), International Council of Shopping Centers (ICSC), Prattville Millbrook Sunrise Rotary Club and First United Methodist Church. Jennings also serves on the following boards; Central Alabama Community Foundation, YMCA, Prattville Creative and Performing Arts Council, Autauga County Heritage Association (Past President). She is also a past director and supporter of Autauga County Family Support Center and is a great lover of animals. Louise Jennings is married to David McCullar. They live and work in Prattville. Alabama and Pensacola. Florida and travel across the southeast.

Real Estate Southeast
P. O. Box 681955
Prattville, AL 36068
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realestatesoutheast.com