



630 S MEMORIAL DRIVE, PRATTVILLE, AL // FOR LEASE

MEMORIAL & MAIN SHOPPING CENTER

630 S MEMORIAL DRIVE, PRATTVILLE, AL 36067

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**BERKSHIRE HATHAWAY
COMMERCIAL DIVISION**
PenFed Realty

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EXECUTIVE SUMMARY



PROPERTY SUMMARY

Available SF:	1,000 - 3,500 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	9,750 SF
Year Built/Renovated:	1990/2011
Cross Streets:	Prattville & Main
Traffic Count:	+/- 21,000VPD

PROPERTY OVERVIEW

The property is located at the intersection of the two major commercial arterials in Prattville, Alabama. Prattville is a county seat located only 15 minutes from Montgomery, the 2nd largest city in the state. Located on hard corner of two main commercial roads in Prattville Memorial Drive (State Route 31) and East Main Street.

PROPERTY HIGHLIGHTS

- Highly visible 30-foot pylon sign with signage for each tenant on Memorial Drive
- Excellent visibility, ingress and egress at signalized intersection on both Memorial and Main
- Significant retail synergy on East Main Street includes Kohl's, The Home Depot, Target, Office Depot, Lowe's, Walmart SuperCenter, Best Buy, JC Penney, Publix, Belk, PetSmart, Academy Sports, Hobby Lobby, Big Lots
- Rite Aid has been established at the location since 1990 and reports strong sales
- River Bank and Trust pad was constructed in 2011



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LOCATION DESCRIPTION



PRATTVILLE, ALABAMA

Prattville, Alabama, population 33,960, serves as the county seat of Autauga County and is a part of the Montgomery metropolitan statistical area. Prattville is conveniently located a mere 15 minutes northwest of Montgomery, the state capital and second largest city in Alabama, second only to Birmingham.

Montgomery, Alabama has a population of 205,293, with a metropolitan statistical area estimated at 374,536. Montgomery houses many Alabama government agencies and has a large military presence due to Maxwell Air Force Base. Additionally, Montgomery is home to a variety of universities, both private and public, such as Alabama State University, Troy University, Auburn University at Montgomery, Faulkner University, and Huntingdon College. Montgomery is also known for its high-tech manufacturing, demonstrated at Hyundai Motor Manufacturing. As a city rich in history, Alabama's state capital offers wide range of cultural attractions such as the First White House of the Confederacy, the Civil Rights Memorial, the Rosa Parks Museum, the Hank Williams Museum, and the Alabama Shakespeare Festival.

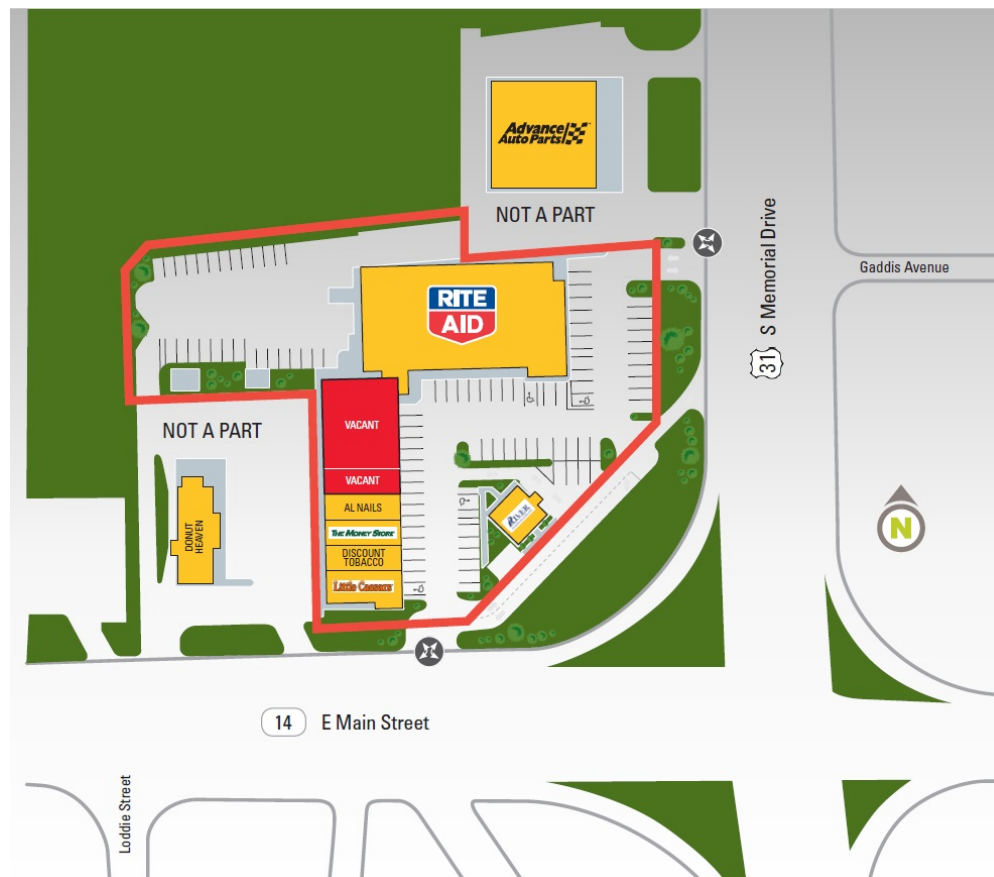




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AVAILABLE SPACES



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Space 1	Retail Pad	\$12.00 SF/YR	NNN	3,500 SF	Negotiable
Space 2	Retail Pad	\$12.00 SF/YR	NNN	1,000 SF	Negotiable



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ADDITIONAL PHOTOS



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RETAILER MAP

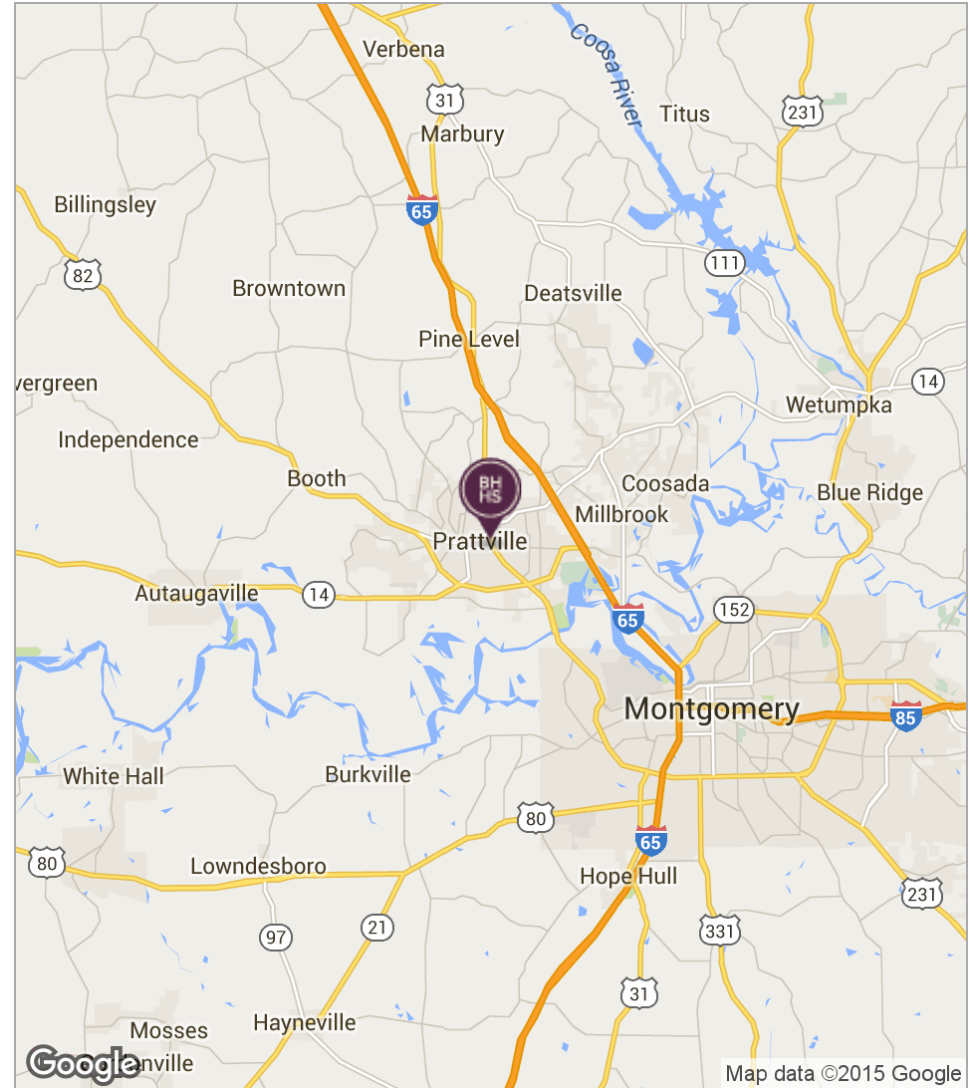
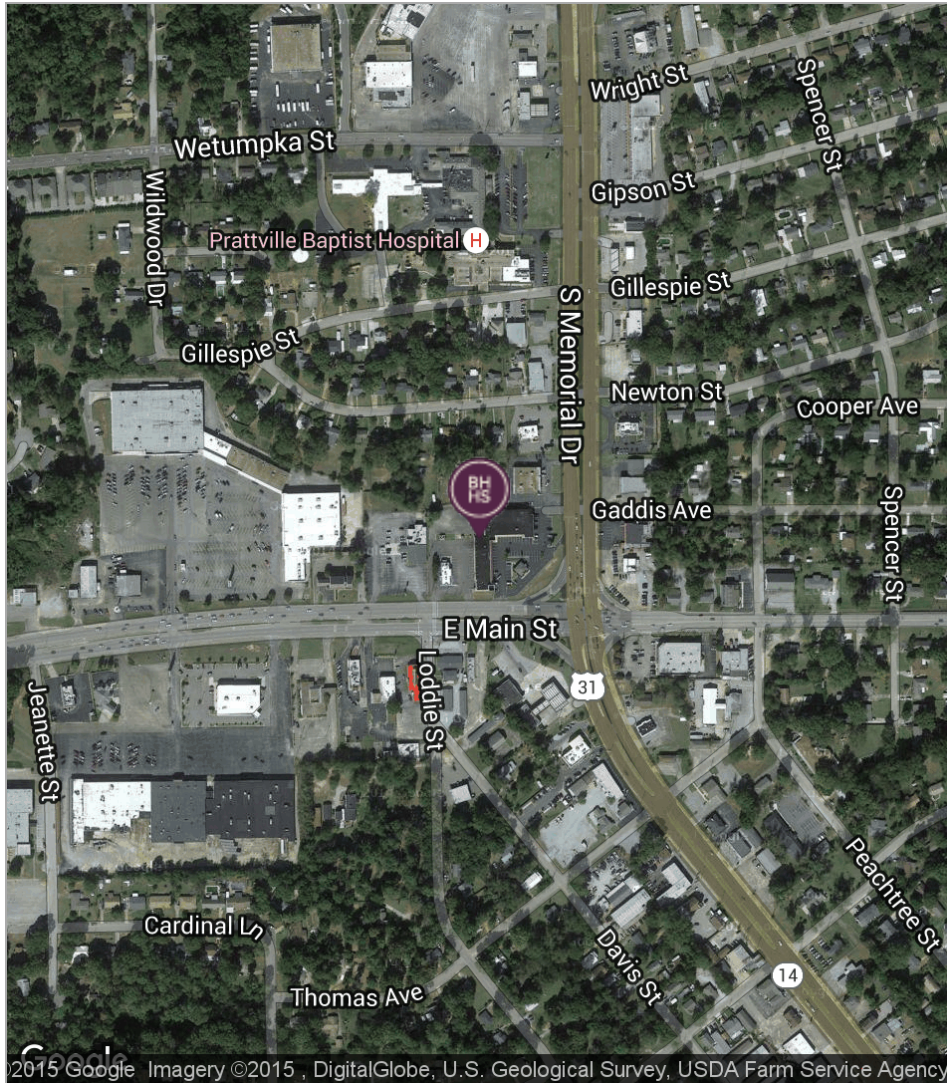




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LOCATION MAPS



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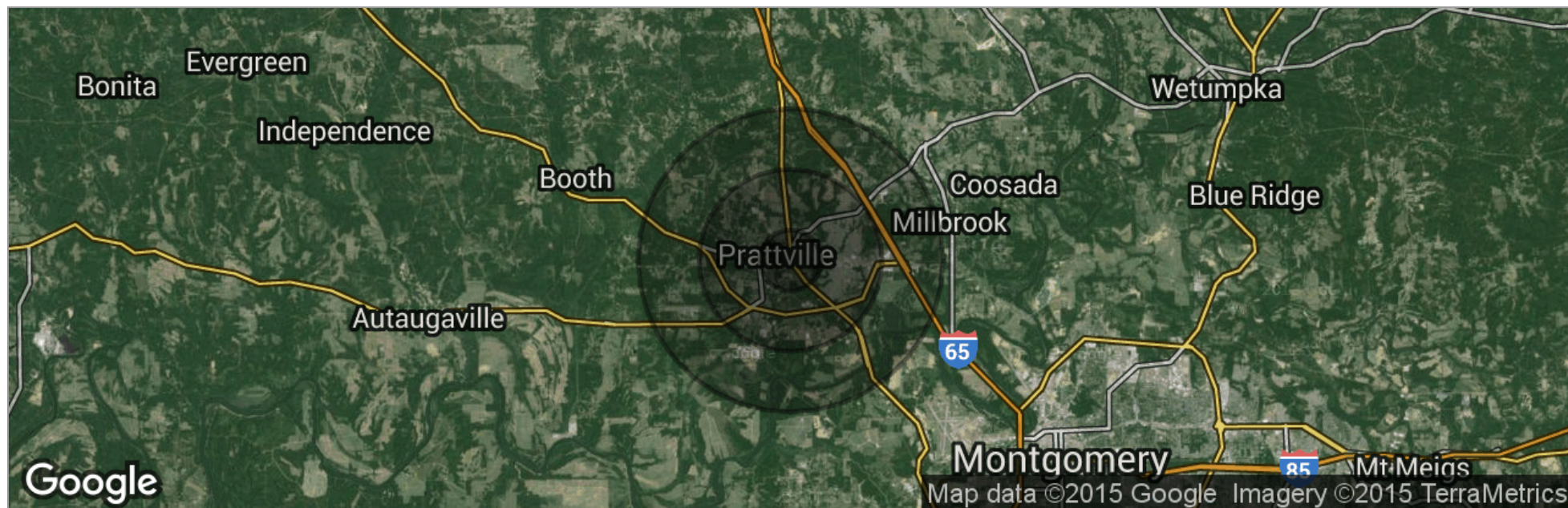
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MORE INFORMATION AVAILABLE
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DEMOGRAPHICS MAP



	1 Mile	3 Miles	5 Miles
Total Population	4,145	30,411	42,044
Population Density	1,319	1,076	535
Median Age	38.0	36.2	36.1
Median Age (Male)	38.2	35.1	34.8
Median Age (Female)	37.9	36.8	36.9
Total Households	1,563	11,491	15,904
# of Persons Per HH	2.7	2.6	2.6
Average HH Income	\$60,285	\$65,603	\$66,091
Average House Value	\$148,910	\$167,708	\$169,197

* Demographic data derived from 2010 US Census

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DEMOGRAPHICS REPORT

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Total population - White / % White	3,688 / 89.0%	24,671 / 81.1%	33,597 / 79.9%
Total population - Black / % Black	388 / 9.4%	4,827 / 15.9%	7,119 / 16.9%
Total population - Asian / % Asian	12 / 0.3%	276 / 0.9%	302 / 0.7%
Total population - Hawaiian / % Hawaiian	0 / 0.0%	0 / 0.0%	0 / 0.0%
Total population - Indian / % Indian	2 / 0.0%	59 / 0.2%	99 / 0.2%
Total population - Other / % Other	26 / 0.6%	247 / 0.8%	390 / 0.9%

	1 MILE	3 MILES	5 MILES
Total population - Hispanic	80 / 1.9%	912 / 3.0%	1,237 / 2.9%

* Demographic data derived from 2010 US Census