



The Marketplace at 17 SPRINGS

2021 AL-14, Millbrook, AL 36054



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PROPERTY OVERVIEW

RETAIL SPACE FOR LEASE – SMALL SHOPS	
Available Spaces	1,575 SF -17,000 SF <i>Multiple Contiguous Suites Available</i>
Building Size	± 17,000 SF
Land Size	± 2.35 Acres
Year Built	2026
Zoning	Commercial

Now Leasing Retail Space -
Join the Energy at 17 Springs!



17 Springs is poised to become one of the most transformative mixed-use developments in the Prattville-Millbrook corridor, creating a premier destination for sports tourism, retail, dining, hospitality, and entertainment. Strategically located just off I-65 at Exit 181, the development combines exceptional regional accessibility with the rapid residential growth occurring throughout Millbrook and Prattville. Anchored by a large-scale sports and recreation complex, **17 Springs is designed to generate consistent, year-round traffic through tournaments, events, and daily activity**, creating a dynamic environment for businesses to thrive.

More than a traditional retail development, 17 Springs is expected to become a major regional tourism and economic engine for the Montgomery MSA. **The sports complex alone is projected to attract approximately 419,000 visitors annually from across 27 states**, hosting multiple travel sports events each month that generate significant spending on hotels, restaurants, retail, entertainment, and fuel. Once fully operational, the development is projected to **produce approximately \$166 million in annual economic activity**, support nearly **1,400 jobs countywide**, and generate between **\$48 million and \$67 million in direct visitor spending each year**.

Surrounding the sports complex will be a thoughtfully planned mix of hotels, restaurants, specialty retail, and entertainment uses designed to maximize customer engagement, repeat visitation, and long-term growth. Combined with nearby residential expansion, including major communities by Stone Martin Builders, **17 Springs offers businesses a rare opportunity to establish a presence within one of the region’s fastest-growing and most highly activated commercial destinations.**

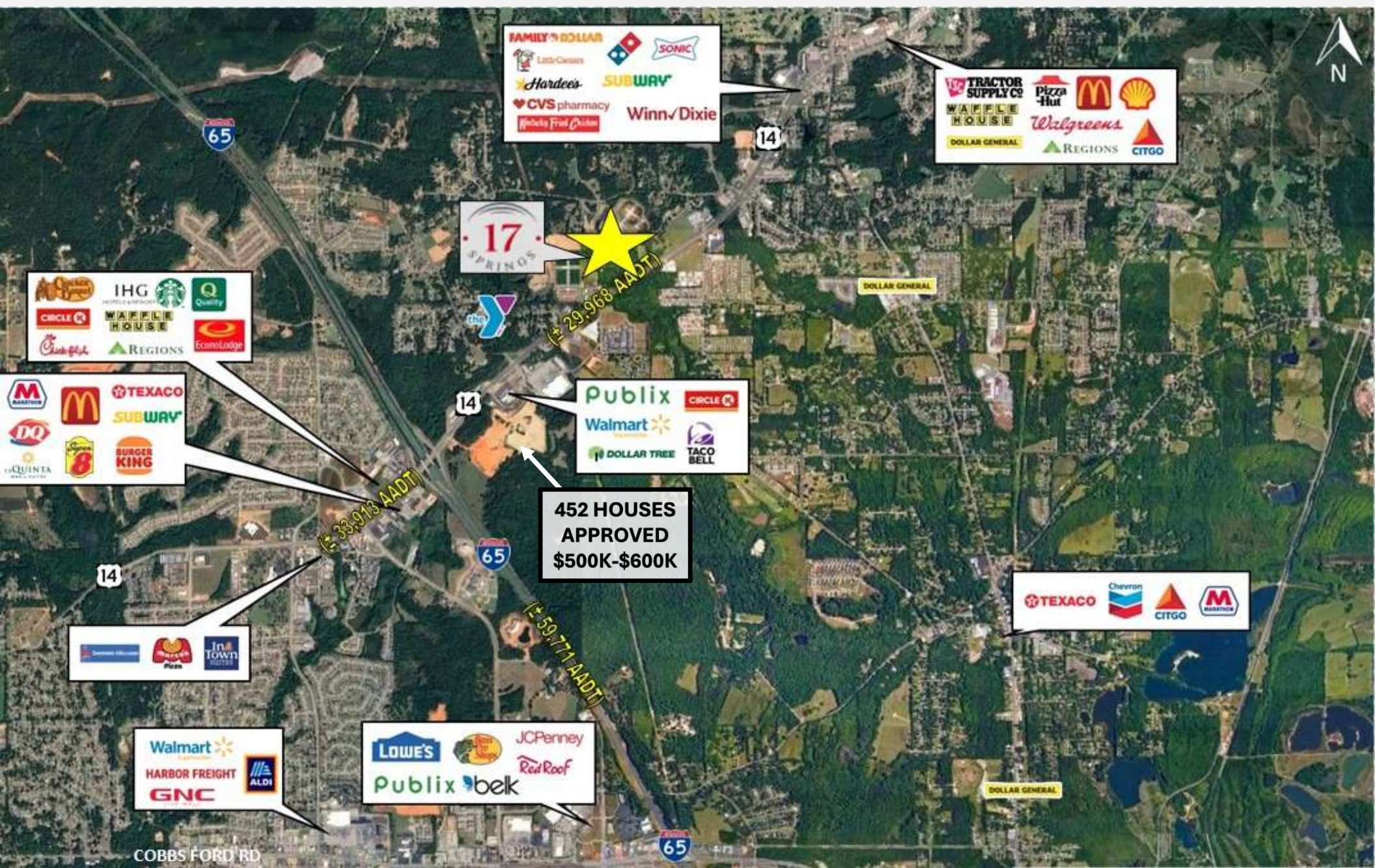
PROPERTY HIGHLIGHTS

- **Located within 17 Springs**, Millbrook's premier mixed-use destination, positioned just off I-65 at Exit 181—offering unmatched visibility and immediate access to one of the region's busiest growth corridors
- **Surrounded by a vibrant mix of planned hotels**, popular national and regional dining concepts, and entertainment venues, creating a built-in, high-spending customer base from day one
- **Anchored by a large-scale sports and recreation complex**, generating consistent, year-round traffic from tournaments, regional events, and visitors traveling from across the Southeast
- **A prime opportunity** for boutique retail, service providers, and food concepts to establish a presence in a market that is actively expanding and still early in its growth cycle
- **Strategically positioned** to capture both local rooftops and destination-driven traffic, blending daily convenience with weekend and event-based demand
- **Surrounded by explosive residential growth**, including new master-planned communities and a **450+ rooftop development ± 0.5 miles away**, driving sustained population increases and consumer demand, Also located just 1 mile from the Glennbrooke subdivision in Prattville, one of Stone Martin's largest residential communities, featuring 900 existing rooftops with 1,050 total rooftops planned at full buildout
- **Thoughtfully designed** as a walkable, experience-focused environment that encourages longer visits, repeat traffic, and strong tenant performance

NEARBY RETAILERS

	• Top Wal-Mart in the River Region! • ~ \$106.8M Annual Sales • ~ 966K Annual Visits • ± 0.3 miles away
	• ~ \$39M Annual Sales • ~ 966K Visits Annually • Newly opened in 2024 • ± 0.5 miles away
	• Ranked #1 Circle K in the state of Alabama • Ranked #5 Nationwide • Over 1M visits annually • ± 0.8 miles away
	• Newly opened in 2024 • Ranked #2 Chick-fil-a in Alabama • Top 25 Nationwide • ± 1.4 miles away
	Opening 2026 at 17 Springs! Baumhower's Victory Grille is a high-energy sports restaurant known for its wall-to-wall TVs and scratch-made favorites like wings and burgers. It's a go-to spot for game-day atmosphere and casual dining.

RETAIL MAP



SITE PLAN

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA
JEFFERSON COUNTY

I, Michael Lee Thomas, a Licensed Professional Land Surveyor in the State of Alabama, hereby certify that I have surveyed the property of name of company or individual owner(s) situated in Emory County, Alabama and described as follows:

Legal Description

A parcel of land being situated in the Northeast Quarter of Section 31 and the Northwest Quarter of Section 32, all in Township 18 North, Range 17 East, Emory County, Alabama and being more particularly described as follows:

Commence the Northwest corner of said Section 32, Thence run S 90°32'17" W, a distance of 654.49 feet to a 5/8" capped rebar (San CA0279), said point being the POINT OF BEGINNING; thence continue S 90°32'17" W for a distance of 96.66 feet to a 5/8" capped rebar (San CA0279); thence N 50°24'04" E for a distance of 100.47 feet to a 5/8" capped rebar (San CA0279); thence S 33°20'58" E for a distance of 137.02 feet to a 5/8" capped rebar (San CA0279); thence S 90°24'04" W for a distance of 192.43 feet to a 1/2" rebar, thence N 02°32'02" E for a distance of 37.69 feet to a 5/8" capped rebar (San CA0279); thence S 90°32'17" W for a distance of 32.87 feet to a 5/8" capped rebar (San CA0279); thence N 80°36'27" W for a distance of 60.86 feet to a 5/8" capped rebar (San CA0279); thence N 19°40'07" W for a distance of 164.91 feet to a 5/8" capped rebar (San CA0279); thence N 50°24'04" E for a distance of 214.42 feet to a 5/8" capped rebar (San CA0279); thence S 89°11'13" E for a distance of 96.46 feet to a 5/8" capped rebar (San CA0279); thence N 50°24'04" E for a distance of 67.45 feet to a 5/8" capped rebar (San CA0279); thence N 80°36'27" W for a distance of 70.26 feet to a 5/8" capped rebar (San CA0279); thence N 33°39'34" W for a distance of 40.26 feet to the beginning of a curve to the right having a radius of 340.30 feet and a central angle of 88°51'10", being subtended by a chord bearing of N 11°24'12" E and a chord distance of 480.22 feet, thence along the arc said curve for a distance of 533.31 feet to a 5/8" capped rebar (San CA0279); thence N 90°24'04" E for a distance of 287.31 feet back to the point of beginning. Said parcel containing 21.02 acres, more or less.

I further certify that all parts of this survey and plat have been completed in accordance with the current requirements of the standards and practices for surveying in the State of Alabama.

WITNESS my hand this 27 day of March 2025

Michael Lee Thomas, PLS
Alabama License #00673

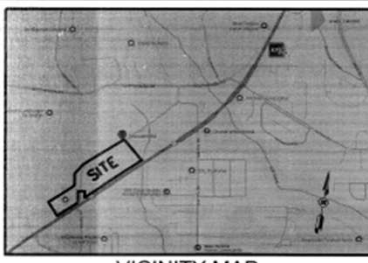


CONTACT INFORMATION

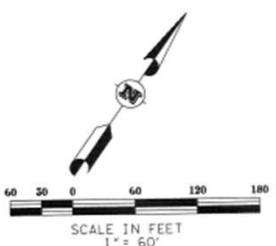
Michael Thomas, PLS
Alabama Reg. No. 33673
Phone: (205) 940-6420
E-mail: mthomas@satn.com
Satn ASSOCIATES, INC.
Two Perimeter Park South
Suite 500 East
Birmingham, Alabama 35243

Southern Orthopaedic Surgeons

SITE DATA:
Total Acreage: 21.02 Acres
City of Millbrook: Zones B-1 (Central Business)
Total Lots: 12
Largest Lot: Lot 8 = 2.35 AC, 102,361 SF
Smallest Lot: Lot 1 = 0.41 AC, 1,890 SF
Electric: Alabama Power Company, Cat: (204) 290-2831
Water: Millbrook Utility System, Cat: (204) 290-2001
Sewer: Millbrook Utility System, Cat: (204) 290-2001
Gas: Spine Alabama, Inc., Cat: (204) 241-4310
All utilities and supply lines shall be underground.



VICINITY MAP
N.T.S.



FLOOD ZONE INFORMATION

According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency for the City of Millbrook, Emory County Alabama (community panel 010370), map number 01001C008F & 01001C0407F, effective date 09/03/2014, this site lies within Zone X defined as "Areas determined to be outside the 0.2% chance floodplain. More recent flood studies may exist on the subject property or adjoining properties that have not been published. That could affect the status of the current flood zone.

CITY OF MILLBROOK & EMORY COUNTY COMMISSION

FIELDHOUSE WAY

MARKETPLACE DRIVE

ALABAMA HIGHWAY NO. 14



LOT 8
102,361 SF
2.35 AC
LOT AVAILABLE

LOT 10A
89,752 SF
2.05 AC
LOT AVAILABLE

LOT 11
98,405 SF
2.21 AC
LOT AVAILABLE



ACKNOWLEDGEMENT STATE OF ALABAMA EMORY COUNTY

I, Barb Mercer, as Chairman of Emory County Commission, as the owner, have caused the land embraced in the within plat to be surveyed, laid out, and platted to be known as THE MARKETPLACE @ 17 SPRINGS located in Emory County, Alabama, and do hereby dedicate, grant and convey for public use the streets, public utilities, and public grounds as shown on said plat. I also dedicate the easements as shown on said plat to the use of the designated users.

Witness my hand this 31st day of March 2025.

Barb Mercer
Chairman, Emory County Commission

LOUIS B. SAIRS
My Commission Expires
January 1, 2027

CERTIFICATE OF APPROVAL BY THE SEWER SYSTEM

The undersigned, as authorized by the City of Millbrook, Alabama, which serves this subdivision with sanitary sewer, hereby approves the within plat for recording of same in the Probate Office of Emory County, Alabama, this 31st day of March 2025.

W. A. HARRIS
Sewer Superintendent

CERTIFICATE OF APPROVAL BY THE COUNTY CHIEF ENGINEER

The undersigned, as County Engineer of the County of Emory, Alabama, hereby approves the within plat for the recording of same in the Probate Office of Emory County, Alabama, this 31st day of March 2025.

LOUIS B. SAIRS
My Commission Expires
January 1, 2027

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING

The undersigned, as Director of Planning of the City of Millbrook, Alabama, hereby approves the within plat for the recording of same in the Probate Office of Emory County, Alabama, this 31st day of March 2025.

LOUIS B. SAIRS
My Commission Expires
January 1, 2027

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

The within plat of THE MARKETPLACE @ 17 SPRINGS, Emory County, Alabama, was approved by the Planning Commission of the City of Millbrook, Alabama, on the 31st day of March 2025.

LOUIS B. SAIRS
My Commission Expires
January 1, 2027

OFFICE OF THE JUDGE OF PROBATE

STATE OF ALABAMA
EMORY COUNTY
I hereby certify that this Plat or Map was filed in this Office this 31st day of March 2025, at 10:00 o'clock A.M., and recorded in Book 30 of Plats and Maps, Page 102, and recorded in Book 30 of the Public Office of Emory County, Alabama, this 31st day of March 2025.

D. S. BROWN
Judge of Probate

CERTIFICATE OF APPROVAL BY THE E-911 ADMINISTRATIVE OFFICE

The undersigned, as authorized by the E-911 Board of Emory County, Alabama, hereby approves the within plat for recording of same in the Probate Office of Emory County, Alabama, this 31st day of March 2025.

LOUIS B. SAIRS
My Commission Expires
January 1, 2027

CERTIFICATE OF APPROVAL BY THE ELECTRICAL DISTRIBUTION COMPANY

The undersigned, as authorized by Alabama Power which serves this subdivision with electricity, hereby approves the within plat for the recording of same in the Probate Office of Emory County, Alabama, this 31st day of March 2025.

LOUIS B. SAIRS
My Commission Expires
January 1, 2027

CERTIFICATE OF APPROVAL BY THE WATER SYSTEM

The undersigned, as authorized by the Millbrook Utilities which serves this subdivision with water, hereby approves the within plat for the recording of same in the Probate Office of Emory County, Alabama, this 31st day of March 2025.

LOUIS B. SAIRS
My Commission Expires
January 1, 2027

CERTIFICATE OF APPROVAL BY THE CITY OF MILLBROOK MAYOR

The undersigned, as Mayor of the City of Millbrook, Alabama, hereby certifies as evidenced by certificate and required by state law, that the Millbrook Planning Commission approved the within plat for the recording of same in the Probate Office of Emory County, Alabama, this 31st day of March 2025.

LOUIS B. SAIRS
My Commission Expires
January 1, 2027

CERTIFICATE OF APPROVAL BY THE HEALTH DEPARTMENT

The Health Department signifies in recording purposes and signifies that the Department is aware of this development and sees no obvious impediments to the planned central sewer system serving the lots as it was presented.

LOUIS B. SAIRS
My Commission Expires
January 1, 2027

THE MARKETPLACE @ 17 SPRINGS

being located
in Section 31 & 32,
Township 18 North,
Range 17 East
Emory County, Alabama

prepared by
Sain Associates Inc.
Two Perimeter Park South
Suite 500 East
Birmingham, Alabama 35243

LOUIS B. SAIRS
My Commission Expires
January 1, 2027

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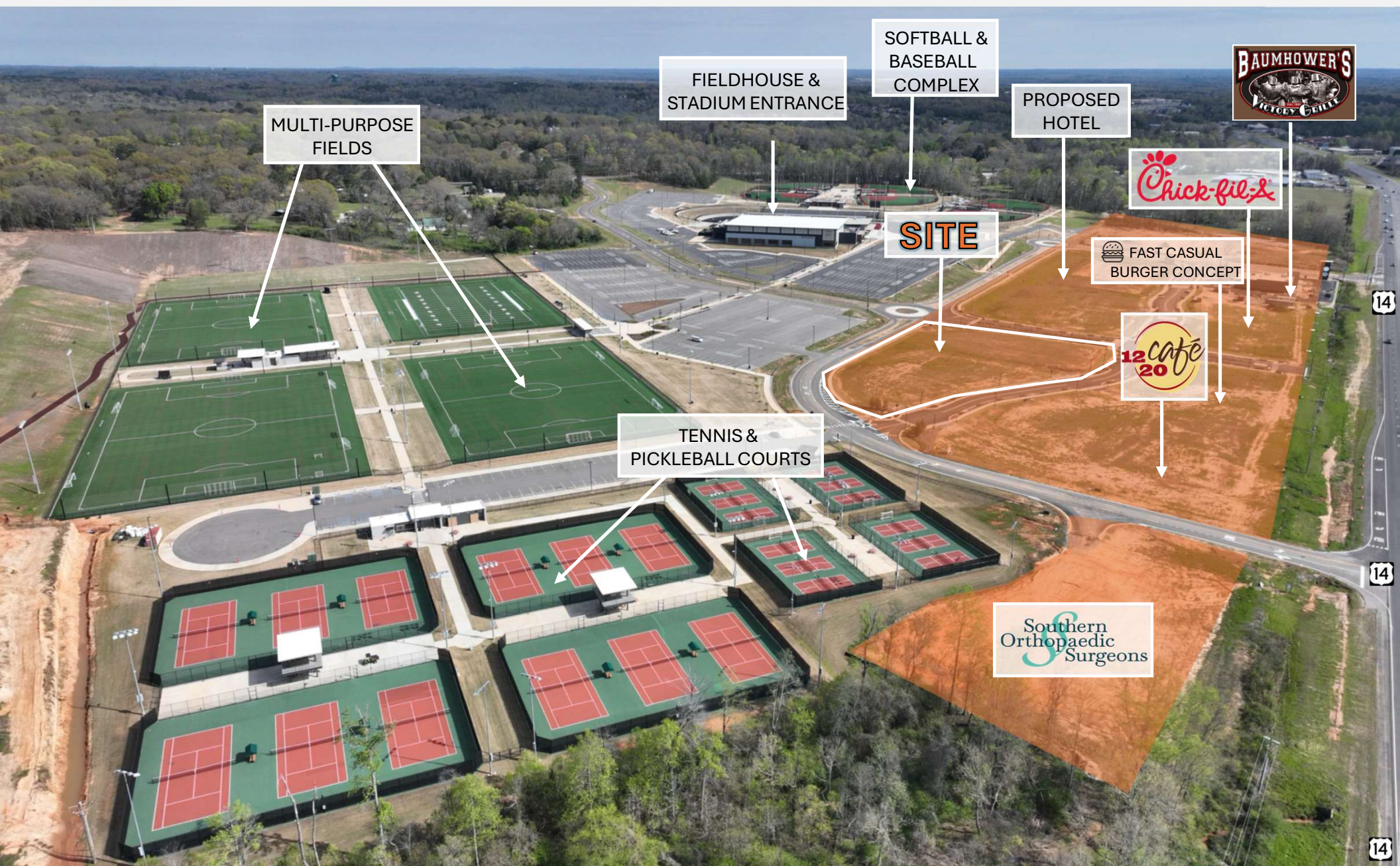
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My Commission Expires
January 1, 2027

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January 1, 2027



 AVAILABLE SPACES





MILLBROOK | AL

Millbrook, Alabama is quickly transforming into one of the most exciting growth stories in the Montgomery MSA - offering a rare combination of momentum, accessibility, and lifestyle that is increasingly hard to find. Positioned directly alongside Prattville, one of the region's most established and sought-after suburban markets, Millbrook is capturing the next wave of expansion as rooftops, retailers, and investment continue to push north. With convenient access to I-65, the area provides seamless connectivity to Montgomery, Prattville, and the broader region, making it an ideal location for businesses looking to capture both local and commuter traffic. At the same time, Millbrook maintains a charming, small-town feel surrounded by natural beauty, green space, and a quality of life that continues to attract new residents at an accelerating pace.

At the heart of this growth is 17 Springs, a transformative, destination-driven development that is redefining the corridor. Designed as a true live-work-play environment, 17 Springs will bring together sports tourism, hotels, restaurants, and entertainment - creating a built-in customer base and consistent, year-round traffic driven by tournaments, events, and regional visitors. This isn't just another development - it's a catalyst for long-term economic growth and a magnet for both residents and out-of-town guests. Surrounding this momentum, national retailers are already taking notice, with new additions such as Publix with Small Shops and the highly anticipated Baumhower's Victory Grille further validating the strength and trajectory of the market.

Fueling this expansion even further, Stone Martin Builders is planning a 400+ rooftop residential community just down the street from 17 Springs, adding significant density and reinforcing long-term demand for retail and services. Combined with steady population growth, increasing traffic counts, and continued commercial investment, the Prattville - Millbrook corridor is rapidly evolving into one of Central Alabama's most dynamic and opportunity-rich submarkets. **For businesses, this is a chance to get in early, establish a presence, and grow alongside a corridor that is not just expanding - but accelerating.**

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,374	25,323	54,155
Average Age	37	36	38
Average Age (Male)	34	33	36
Average Age (Female)	42	38	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$74,913	\$91,095	\$93,974
Total Households	1,018	9,820	20,777
Average House Value	\$229,353	\$248,241	\$224,410



± 29,968

Highway 14



± 25,323

People Within 3 Miles



\$91,000 +

Average HH Income

Disclaimer

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Moore Company Realty in compliance with all applicable fair housing and equal opportunity laws.

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