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**110**

**E BRIDGE STREET  
WETUMPKA, AL 36092**



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# executive summary

*This beautiful historic building is in the heart of downtown Wetumpka. It was renovated in 2022- keeping true to the original architectural designs, it boasts black and white penny round tile, a copper ceiling and reclaimed wood from the original building throughout.*

- Currently the home of Restoration Coffee
- Featured on HGTV!
- Third floor has large office space with restroom and bar area
- Upstairs has all new windows
- This charming historic building was built in 1896- boasting beautiful copper ceilings, granite accents and showcasing timeless architectural character
- Prime location in the heart of Wetumpka! Enjoy local favorites like The Copper House Deli, The Coosa Cleaver, Coach's Corner, Grumpy Dog, Frios Gourmet Pops & More!
- Stubbed for an elevator
- Bright and airy interior with ample natural light
- The original bank vault still exist in the basement
- Stairs are from the beloved "Hotel Tallassee"
- ±0.2 Miles to Gold Star Park- With stunning views of the Coosa River and multiple lighted walking paths
- ±9.5 Miles to Montgomery & ±14 Miles to I-85



**110 E Bridge St**  
**Wetumpka, AL 36062**  
PROPERTY ADDRESS



**\$650,000**  
SALE PRICE



**3,092 SQFT**  
BUILDING SIZE



**\$290.75**  
PRICE PER SF



**6.14%**  
CAP RATE



**\$39,854**  
NOI



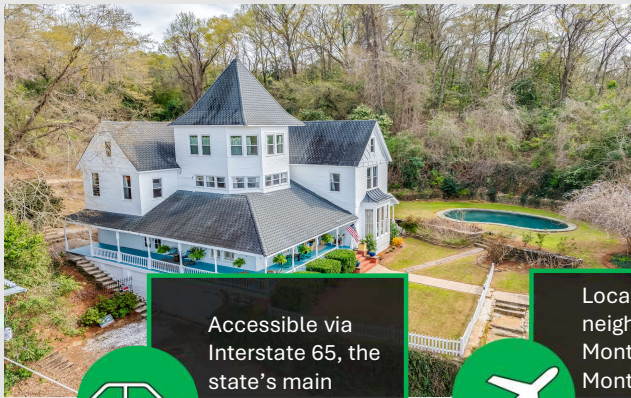
**1896**  
YEAR BUILT

# WETUMPKA, AL

Nestled astride the Coosa River just above its juncture with the Tallapoosa, lies the lovely little city of Wetumpka. Framed against the picturesque backdrop of the Appalachian foothills, the thriving community is a study in contrast. From the freshly renovated architecture of the downtown area to the stark beauty of Elmore County's new Judicial Complex...from the elegant facades of vintage homes to the planned graciousness of sparkling modern subdivision. Wetumpka is a delightful blend of the past and the present. From things to do, to things to see, Wetumpka has something for everyone. Located in Central Alabama, Wetumpka is the County Seat of Elmore County, which is Alabama's third fastest growing county. Wetumpka offers small-town living with the convenience of big-city amenities only minutes away in Montgomery.

Annual Special Events include Christmas on the Coosa, the Coosa River Whitewater Festival, Frontier Days, Riverfest, Earth Day, Adventure Race, and the Coosa River Challenge. Wetumpka Alabama, is the economic center of Elmore County, is in one of the fastest growth areas in the state. The favorable location, just minutes from the State Capital of Montgomery, provides opportunities in all areas of business and commerce, as well as personal needs.

Wetumpka has a 2024 population of 7,810. It is also the county seat of Elmore County. Wetumpka is currently growing at a rate of 3.08% annually and its population has increased by 9.74% since the most recent census, which recorded a population of 7,117 in 2020.



Accessible via Interstate 65, the state's main north-south route and Highway 231.



Located in the neighboring city of Montgomery, The Montgomery Regional Airport is served by American Airlines, Delta and Via Airlines



Located in Montgomery, Greyhound offers daily bus service, including holidays

## location overview

### ECONOMY

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### Popular Places in Wetumpka

according to [tripadvisor.com](https://www.tripadvisor.com)

1. Wind Creek Casino
2. Fort Toulouse- Fort Jackson
3. Kelly Fitzpatrick Center for the Arts
4. Swayback Bridge Trail
5. Gold Star Park
6. Coosa River Adventures, Inc

## THE RIVER REGION

The River Region (or Tri-County area), is comprised of Montgomery, Wetumpka, Millbrook and Prattville. With its rich history and culture, the River Region has so much to offer!

## MAXWELL AIRFORCE BASE

The military community contributes an estimated \$2.6 billion to the local Montgomery economy annually and represents 68,473 people (nearly 20% of the population). This number represents active-duty military, students in/at Air University, AF Reserve, National Guard, DOD civilians, military contractors, military retirees, and all their family members in the Greater Montgomery Metro Area. The Defense Information Systems Agency Datacenter, located on Maxwell-Gunter, stores all the electronic medical records for the entire Department of Defense. It is the largest Oracle database in the World. Maxwell AFB, the City of Montgomery, and the Montgomery County Commission are participants in the Smart City/Smart Base initiative. Maxwell is the only military base in the nation to be designated a Smart Base in the Pilot Program with AT&T. Maxwell AFB is ±19 miles from the subject property.



## EQUAL JUSTICE INITIATIVE (EJI)

On a hilltop overlooking Montgomery is the nation's first comprehensive memorial dedicated to the legacy of Black Americans who were enslaved, terrorized by lynching, humiliated by racial segregation, and presumed guilty and dangerous. More than 4,400 Black people killed in racial terror lynchings between 1877 and 1950 are remembered here. Their names are engraved on more than 800 corten steel monuments—one for each county where a racial terror lynching took place—that form the main structure of the memorial at the heart of this six-acre site.

As a nonprofit law office founded by Bryan Stevenson in 1989, the Equal Justice Initiative represents clients sentenced to death and condemned to die in prison, challenges inhumane conditions of confinement, and works to expose racial bias in the criminal legal system. Seeing firsthand how excessive punishment, racial discrimination, and inequality are deeply rooted in America's history of racial injustice inspired us to create the Legacy Sites. By offering these unique spaces for people to gather, learn, and reflect on our history and its legacy, we hope to foster a new era of truth and justice in America.

## location overview

## MONTGOMERY, AL

Montgomery is the capital of Alabama and the central hub of the River Region. It's home to just over 200,000 people and covers 160 square miles.

One of the most prominent areas of Montgomery is the newly revitalized downtown area, complete with a riverboat, a state-of-the-art baseball stadium, dozens of great restaurants, and so much more. You can do just about anything in Downtown Montgomery, from catching a live performance at the 1,800-seat Montgomery Performing Arts Center to grabbing a drink from the amazing selection of bars and restaurants. You can even arrange to take a tour of the area on a horsedrawn carriage! If you love history and want to have a good time, Downtown Montgomery is the perfect place for you.

### Did you know?

- Montgomery is ranked #8 on the Top 10 Most Affordable Cities for Homebuyers.
- Montgomery offers low annual real estate taxes, making it a great place to invest in property.
- Montgomery was listed as one of the Top 10 Places to Travel in 2021 by Bloomberg.

## location overview

### PRATTVILLE, AL

Nestled in the heart of Alabama, Prattville is a captivating town that seamlessly marries history, culture, and contemporary allure. Start your journey with a visit to the renowned Prattville Pickers, a treasure trove of antiques and curiosities that beckons explorers and collectors alike. And don't miss the enchanting Parade of Pumpkins, a whimsical autumn event that paints the town with a vibrant burst of colors and creativity. For golf enthusiasts, Prattville is a golfer's paradise. Swing by the Oster Golf House or the world-class Robert Trent Jones Golf Trail at Capitol Hill, where pristine fairways and stunning vistas await.

As of the 2020 census, the population of the city was 37,781. Nicknamed "The Fountain City" due to the many artesian wells in the area.

#### Popular Places in Prattville

- Pratt Park
- Wilderness Park
- Cooter's Pond Park
- Prattville Pickers Flea Market
- Bass Pro Shops
- Uncle Mick's Cajun Market & Cafe



### MILLBROOK, AL

Millbrook is located in the southwest corner of Elmore County, just ten miles north of Montgomery, the state's capital city. Since 1990, Millbrook's population has grown consistently with its current population approaching 17,000, making it the largest city in the county. Nature, wildlife and waterways are also an important part of life in Millbrook. The state headquarters of the Alabama Wildlife Federation (AWF) is located on the beautiful grounds of the Lanark Estate in Millbrook. The Alabama Nature Center, a planned use, outdoor conservation education facility is also located at Lanark and offers first-rate educational programs and activities for schools and the general public. The Grandview Family YMCA is another gem located in Millbrook. Located on beautiful expansive grounds, the Grandview Y offers a variety of sports, fitness, aquatics and childcare programs with walking trails, athletic fields and a lake. The Mill Creek meanders through the center of the Village Green, Millbrook's downtown park, and continues through the Mill Creek Sports Complex located in the southern segment of the city. Scenic Lake Martin and Lake Jordan are just minutes away. The Coosa and Alabama Rivers are located on the eastern side of the city and Mortar Creek is just to the north.

#### RTJ GOLF TRAIL AT CAPITOL HILL PRATTVILLE | 54 HOLES

Named the #2 public golf facility in the country by Golf World readers, Capitol Hill continues to get praise from golfers and golf writers alike. GOLF Magazine called the Judge course one of the 10 public courses in America worthy of hosting the U.S. Open and the Zagat Survey of America's Top Golf Courses ranked it among the top 50 courses in America. The Senator was named among the Top 10 New Courses in the nation by GOLF Magazine and hosts the LPGA's Epson Tour Guardian Championship each September.

Located in Prattville, just 8 miles north of Alabama's state capitol, Capitol Hill features three 18-hole championship courses. With more than 1,500 acres of golf and nature, the pure magnitude of this facility is amazing and allows each course to be drastically different from the others. Capitol Hill also features an innovative 360-degree driving range 400 yards in diameter.



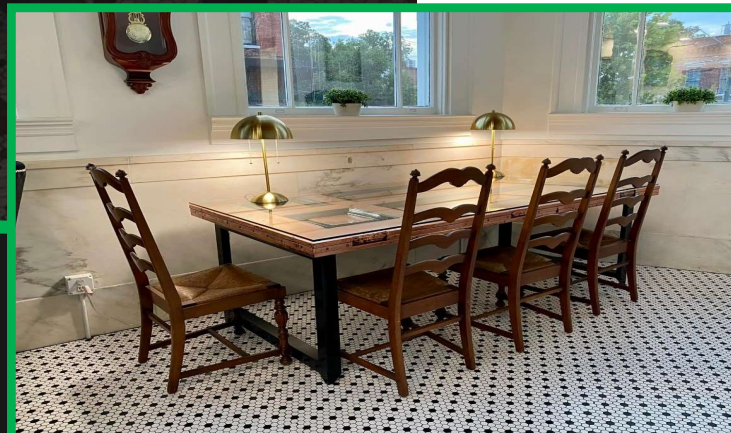
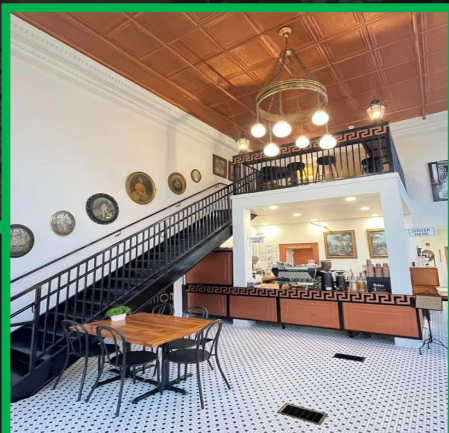


# financials

## INCOME PROFORMA

YEAR 1

POTENTIAL INCOME	\$47,904
LESS: VACANCY	-
AGI	\$47,904
<b>OPERATING EXPENSES</b>	
TAXES	\$ (300)
INSURANCE	\$ (10,500)
LAWN	-
CAM	-
REPAIRS & MAINTENANCE	-
UTILITIES	-
RESERVES	-
MANAGEMENT	-
ACCOUNTING	\$(750)
<b>SUBTOTAL</b>	<b>\$ (11,550)</b>
<b>NET OPERATING INCOME (NOI)</b>	
	<b>\$39,854</b>
LESS: DEBT SERVICE	\$(39,986)
CASH FLOW BEFORE TAX	\$(3,632)
MORTGAGE REDUCTION	\$8,986



# tenant overview

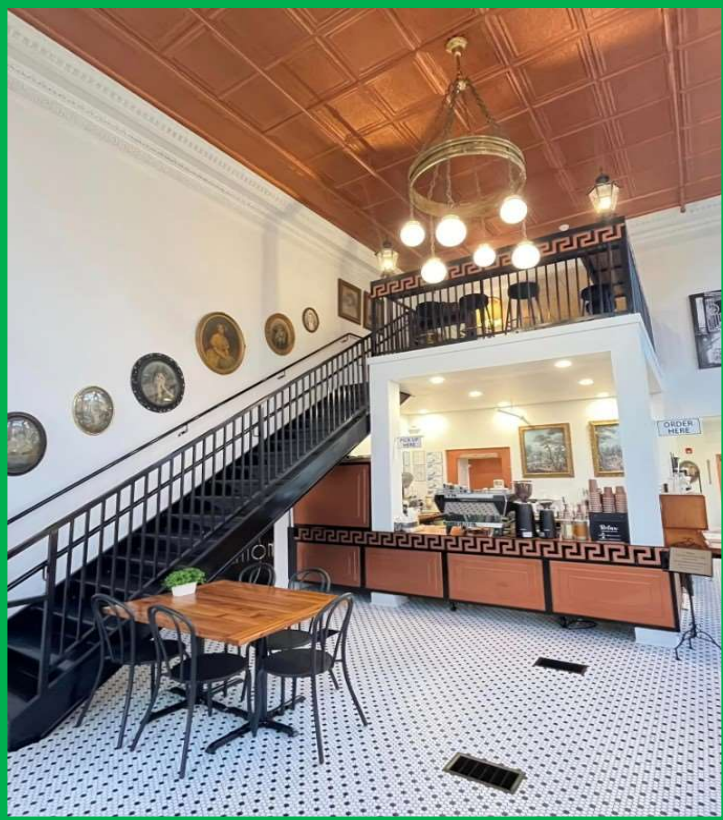


## RESTORATION COFFEE HOUSE

Opened in 2023, Restoration Coffee in Downtown Wetumpka has quickly become a local favorite! This is the second opening of the coffee shop chain. The first store, Restoration 49, is currently located in Tallassee, AL. The coffee shop offers a variety of different kinds of coffees, pastries, and teas- with a second-floor area that customers can use to study or work while enjoying their coffee and treats. This charming coffee house was featured on HGTV's "Hometown Takeover" (Hosted by Ben and Erin Napier)- and it even has a coffee named in honor of the show, the "Hometown" drink. Since being on HGTV, Wetumpka has drawn tourists from all over the nation- a lot of whom have visited this local gem, and it has the Yelp! reviews to back it up. Between the jaw dropping architecture and delicious coffee and baked goods- this is truly a one of kind establishment that Wetumpka is lucky to have!



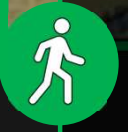
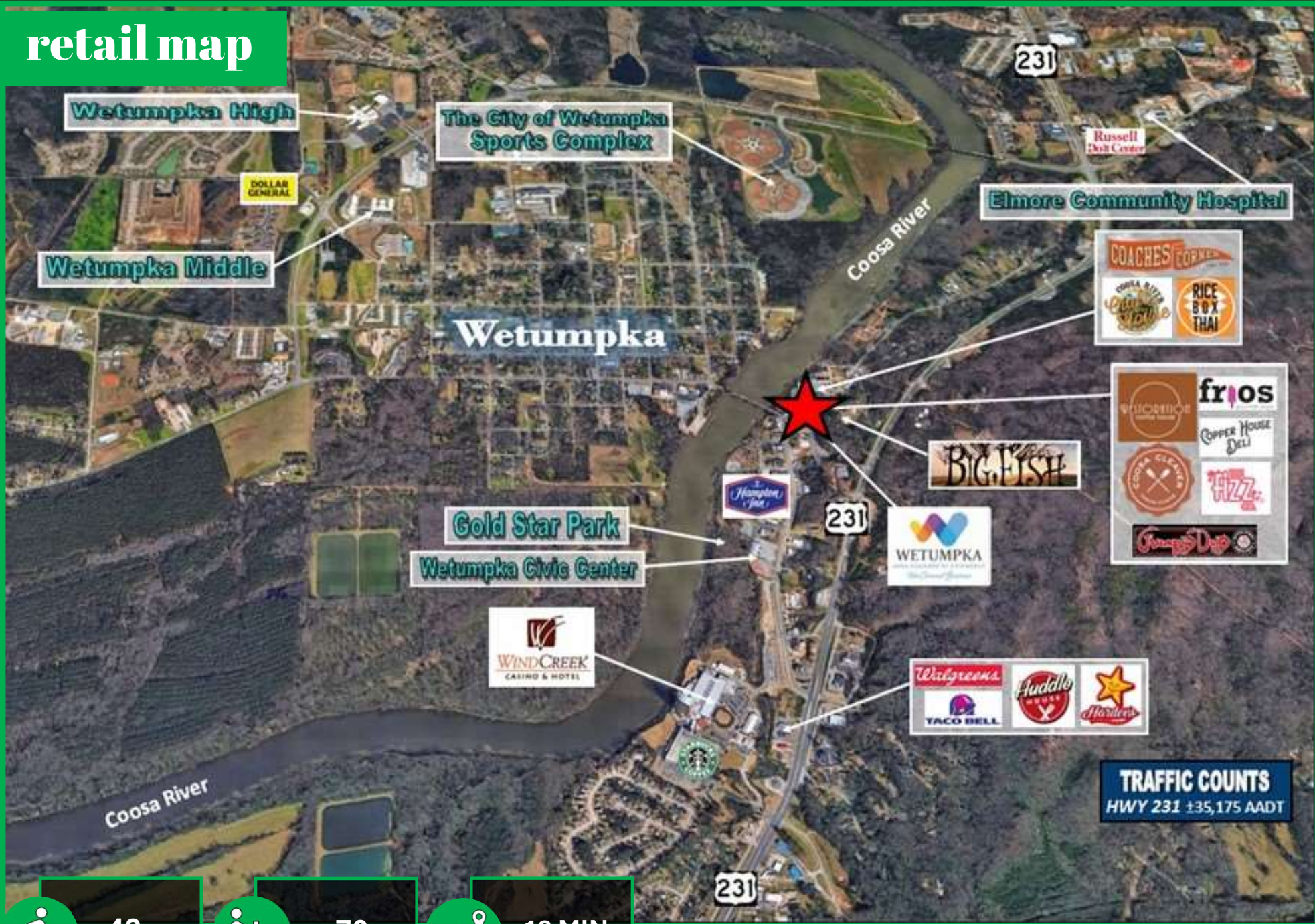
photos



# aerial photos



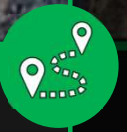
# retail map



**42**  
WALK  
SCORE



**70**  
WETUMPKA  
LIVABILITY  
SCORE



**13 MIN**  
DRIVE TO  
MONTGOMERY

**TRAFFIC COUNTS**  
HWY 231 ±35,175 ADT

# DEMOGRAPHIC SUMMARY

110 N Bridge St, Wetumpka, Alabama, 36092

Ring of 5 miles

## KEY FACTS

14,545

Population

40.9

Median Age



5,521

Households

\$47,102

Median Disposable Income

## EDUCATION

9%

No High School Diploma



35%

High School Graduate



29%

Some College



27%

Bachelor's/Grad/Prof Degree

## INCOME



\$54,722

Median Household Income



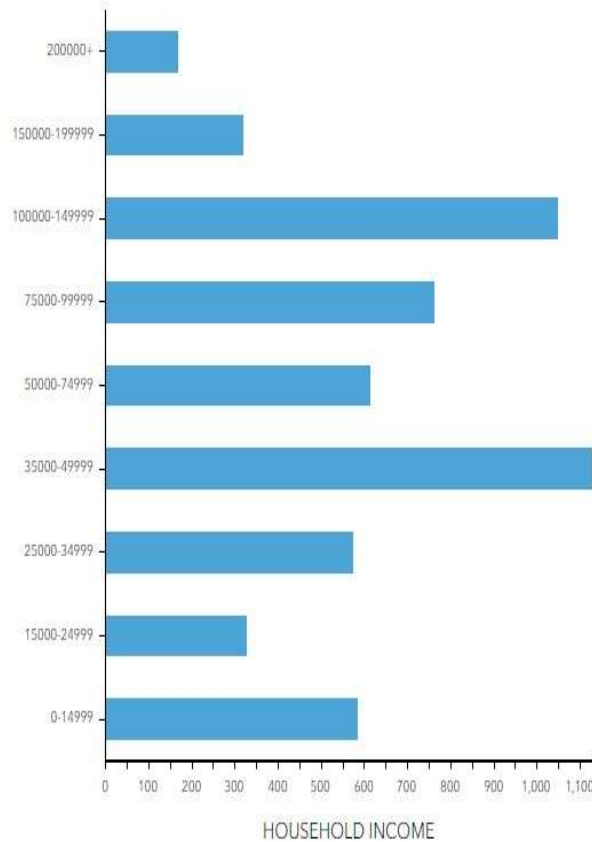
\$30,051

Per Capita Income

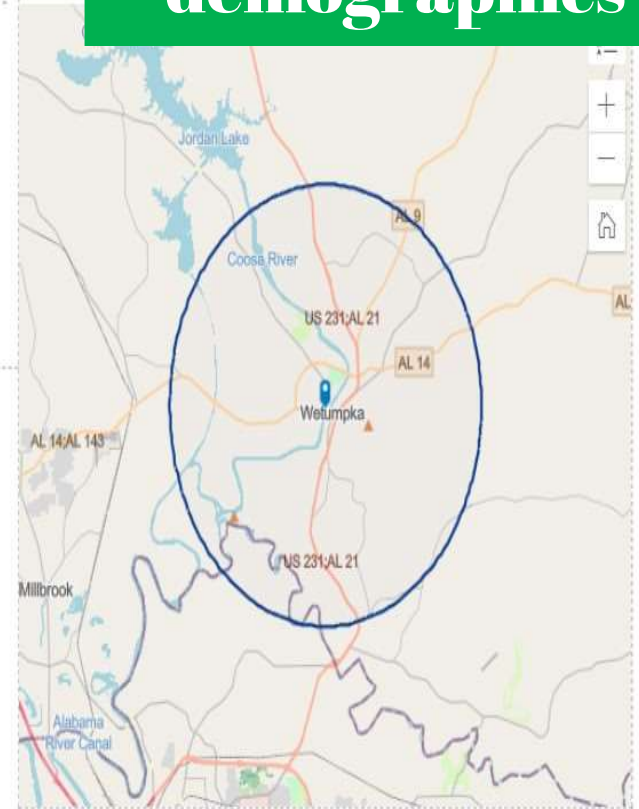


\$148,491

Median Net Worth



# demographics



## EMPLOYMENT



67%

White Collar



21%

Blue Collar



17%

Services

2.4%

Unemployment Rate

# advisor bio

## BACKGROUND

Gene Cody, CCIM, SIOR, is a real estate entrepreneur with over 18 years of experience. He received his real estate license in 2006 under the brokerage firm Hodges Bonded Warehouse, where he quickly grew their residential division by selling over \$3 million in year one. Since joining the Commercial Sales Team at Moore Company Realty in 2011, Gene has transacted more than \$200 million in volume and is currently one of the top gross producers for the company. Gene was also named Top Sales Agent for the State of Alabama 2 years in a row by Coldwell Banker Commercial and earned the CBC Bronze Circle of Distinction in 2013-2014.

Before his position as President of Moore Company Realty, Inc., Gene was the Senior Vice President at Moore Company Realty. His responsibilities included managing a team of real estate brokers offering a full range of commercial property services, including Commercial Real Estate Sales and Leasing, Consulting, Commercial Property Management, Commercial Property Development, Build to Suit, Commercial Tenant Representation, and Brokers' Opinions of Value. Gene is pursuing his chosen specialty in the commercial real estate arenas. He believes that despite having experience in all facets of real estate transactions, he can best serve his clients' needs by focusing his efforts on a particular sector.

In addition to his work at Moore Company Realty, Gene is a member of First Baptist Church of Montgomery, the Alabama Center for Real Estate, the CCIM Institute, the International Council of Shopping Centers (ICSC), the Site Source Retail Broker Network (SSRB), and the Montgomery Chamber of Commerce Committee of 100. He was previously involved with Landmark Foundations of Alabama, VISTAGE Business Advisors, the YMCA, the Mayor's Young Professionals Council, and Leadership Montgomery. Gene is young, competent, competitive, very motivated, highly energetic, and has the breadth of several hundred years of real estate experience within the Moore Companies to guide him as he continues to succeed for his clients. Gene's motto for sales is simple: **"I want my clients to achieve exceptional results."**

## PRIMARY SPECIALTY

Commercial Property Leasing  
Acquisitions  
Commercial Property Investment Analysis

## EDUCATION

B.S. in Sports Management from Faulkner University  
CCIM Designee from the CCIM Institute

## DESIGNATIONS

Broker  
CCIM (Certified Commercial Investment Member)  
Currently Seeking SIOR Designation (Society of Industrial and Office Realtors)



**Gene Cody, CCIM, SIOR**

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