

BELLCORE

COMMERCIAL



MEMORIAL & MAIN SHOPPING CENTER

630 S MEMORIAL DRIVE, PRATTVILLE, AL 36067



PROPERTY DESCRIPTION

Excellent freestanding retail building for lease at a major intersection. The Memorial & Main shopping center has availability inline as well as the former RiteAid available. The property is located at the intersection of the two major commercial arterials in Prattville, Alabama, a county seat located only 15 minutes from Montgomery, the 2nd largest city in the state. The center was built in 1990, (with periodic upgrades) and has been a retail destination in Prattville for more than 20 years.

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

OFFERING SUMMARY

Lease Rate	\$12.00 SF/yr (NNN)
Available SF	3,500
Lot Size	1.89 Acres
Building Size	21,839 SF
Property Type	Retail
Traffic Count	0
Market	Pratville

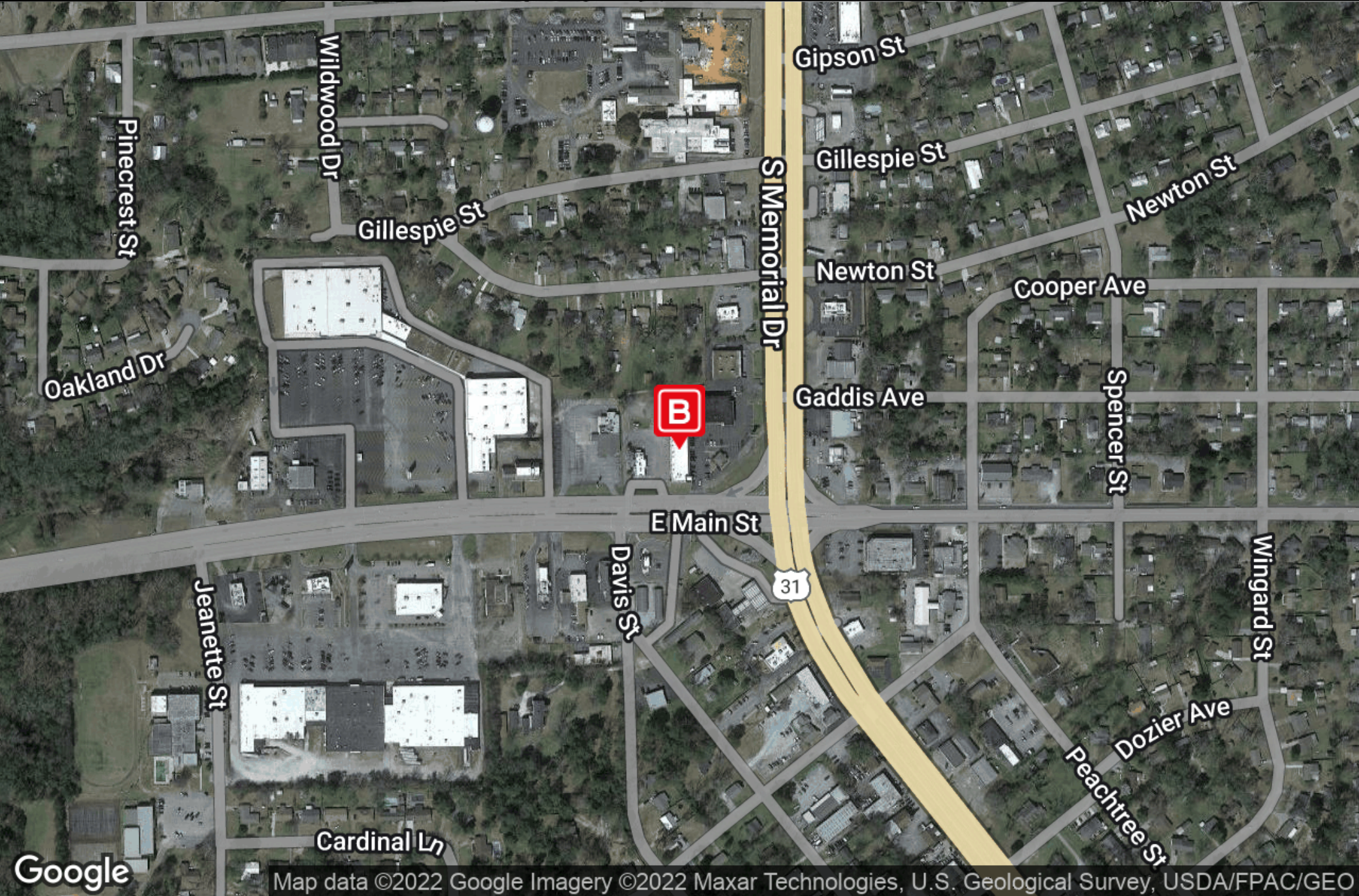


LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,500-12,000 SF	Lease Rate:	\$12 SF/yr

AVAILABLE SPACES

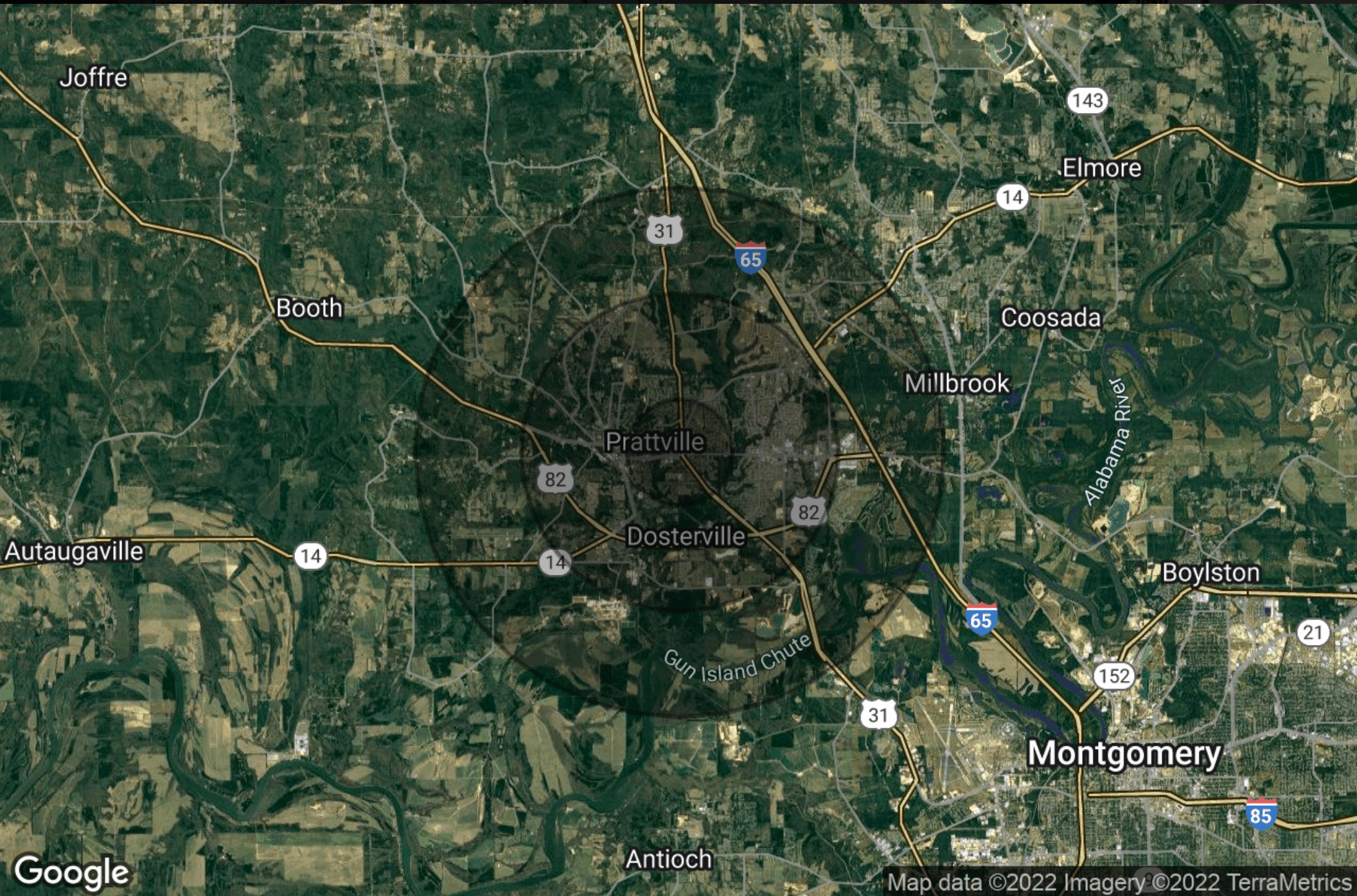
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Space 1	3,500 SF	NNN	\$12.00 SF/yr



Google

Map data ©2022 Google Imagery ©2022 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO





Map data ©2022 Imagery ©2022 TerraMetrics

SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 32.4609/-86.4519

RS1

630 S Memorial Dr Prattville, AL 36067		1 mi radius	3 mi radius	5 mi radius
POPULATION	2021 Estimated Population	6,645	35,003	45,648
	2026 Projected Population	6,781	36,031	47,068
	2010 Census Population	6,539	32,096	41,414
	2000 Census Population	6,699	25,555	31,927
	Projected Annual Growth 2021 to 2026	0.4%	0.6%	0.6%
	Historical Annual Growth 2000 to 2021	-	1.8%	2.0%
	2021 Median Age	42.6	38.0	37.5
HOUSEHOLDS	2021 Estimated Households	2,774	13,857	17,962
	2026 Projected Households	2,877	14,507	18,853
	2010 Census Households	2,597	12,095	15,552
	2000 Census Households	2,645	9,437	11,730
	Projected Annual Growth 2021 to 2026	0.7%	0.9%	1.0%
	Historical Annual Growth 2000 to 2021	0.2%	2.2%	2.5%
RACE AND ETHNICITY	2021 Estimated White	81.4%	74.6%	74.4%
	2021 Estimated Black or African American	14.3%	19.2%	19.2%
	2021 Estimated Asian or Pacific Islander	0.8%	1.9%	1.8%
	2021 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.5%
	2021 Estimated Other Races	3.2%	3.8%	4.2%
	2021 Estimated Hispanic	3.2%	4.2%	4.5%
INCOME	2021 Estimated Average Household Income	\$63,120	\$83,161	\$82,997
	2021 Estimated Median Household Income	\$55,235	\$64,145	\$64,001
	2021 Estimated Per Capita Income	\$26,391	\$33,033	\$32,744
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	1.9%	2.3%	2.5%
	2021 Estimated Some High School (Grade Level 9 to 11)	11.3%	8.5%	8.3%
	2021 Estimated High School Graduate	36.4%	30.4%	30.7%
	2021 Estimated Some College	19.6%	18.7%	18.6%
	2021 Estimated Associates Degree Only	8.6%	8.9%	9.2%
	2021 Estimated Bachelors Degree Only	14.9%	18.9%	18.7%
	2021 Estimated Graduate Degree	7.3%	12.3%	11.9%
BUSINESS	2021 Estimated Total Businesses	323	1,223	1,469
	2021 Estimated Total Employees	3,136	14,291	16,546
	2021 Estimated Employee Population per Business	9.7	11.7	11.3
	2021 Estimated Residential Population per Business	20.5	28.6	31.1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

**HARRY BELL JR.**

harry@bellcorecommercial.com
Direct: 833.434.2355

PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

Bellcore Commercial
17 W Cedar Street
Pensacola, FL 32502
850.434.3434