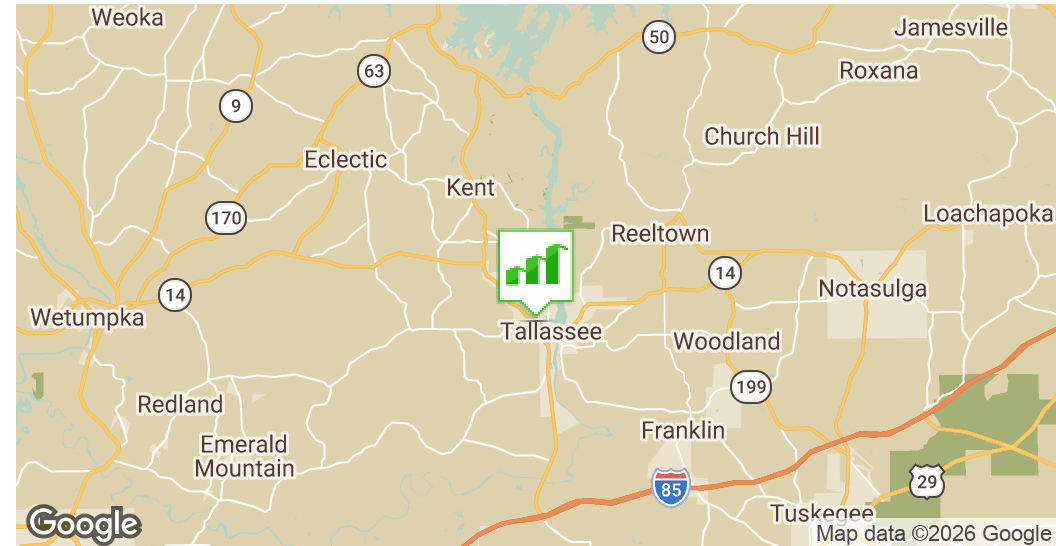


TALLASSEE SHOPPING CENTER

409 GILMER AVE, TALLASSEE, AL 36078

Property Summary



PROPERTY DESCRIPTION

Moore Company Realty is pleased to present a premier retail leasing opportunity in the heart of Tallassee. This highly visible neighborhood shopping center is anchored by available big-box retail space and is strategically positioned directly across from Tallassee High School Football Stadium, benefiting from consistent daily traffic and strong community activity. The property features a recently resurfaced parking lot, excellent frontage along Gilmer Avenue, and exposure to approximately 14,320± vehicles per day (AADT), providing outstanding visibility for retailers and service-oriented businesses alike.

OFFERING SUMMARY

Lease Rate:	\$10 - 12 SF/yr (NNN; Contact Agent)
Available SF:	1,800 - 20,000 SF
Lot Size:	± 5.13 Acres
Building Size:	± 55,946 SF

GENE CODY, CCIM, SIOR

334.386.2441
gcody@mcrrmpm.com

PROPERTY HIGHLIGHTS

- High-Profile Neighborhood Shopping Center Serving the Tallassee Trade Area
- Strong Visibility and Easy Access Along a Major Commercial Corridor
- Freshly Resurfaced Parking Lot Provides an Improved Customer Experience
- Positioned Across from Tallassee High School Football Stadium, Driving Consistent Area Activity
- Only 8.3± Miles from I-85 with Convenient Regional Connectivity
- Flexible Spaces Available Including Former Super Foods Anchor Space and Former Family Dollar Storefronts
- Join a Stable Lineup of National and Local Retailers Including Verizon, Factory Connection, Cozumel Mexican Grill, ABC Beverage, Super Nails, and 1 Stop Rentals
- Strategically Located Between Montgomery, Auburn, and Lake Martin, Serving a Broad Regional Customer Base

MOORE COMPANY REALTY

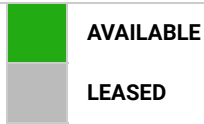
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Available Spaces



SUITE	TENANT	SIZE	TYPE	RATE
462 Gilmer Ave	Available	10,000 - 20,000 SF	NNN	\$10.00 - \$12.00 SF/yr
403 Gilmer Ave	Available	8,000 SF	NNN	\$10.00 - \$12.00 SF/yr
430 Gilmer Ave - Former American Deli- Comes With Kitchen Equipment	Available	1,800 SF	Contact Agent	Negotiable

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MOORE COMPANY REALTY

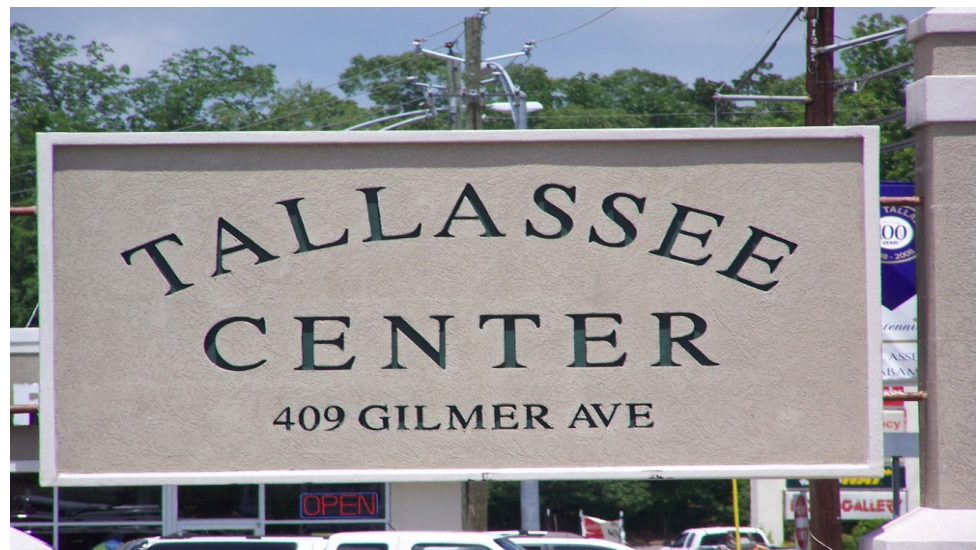
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Additional Photos



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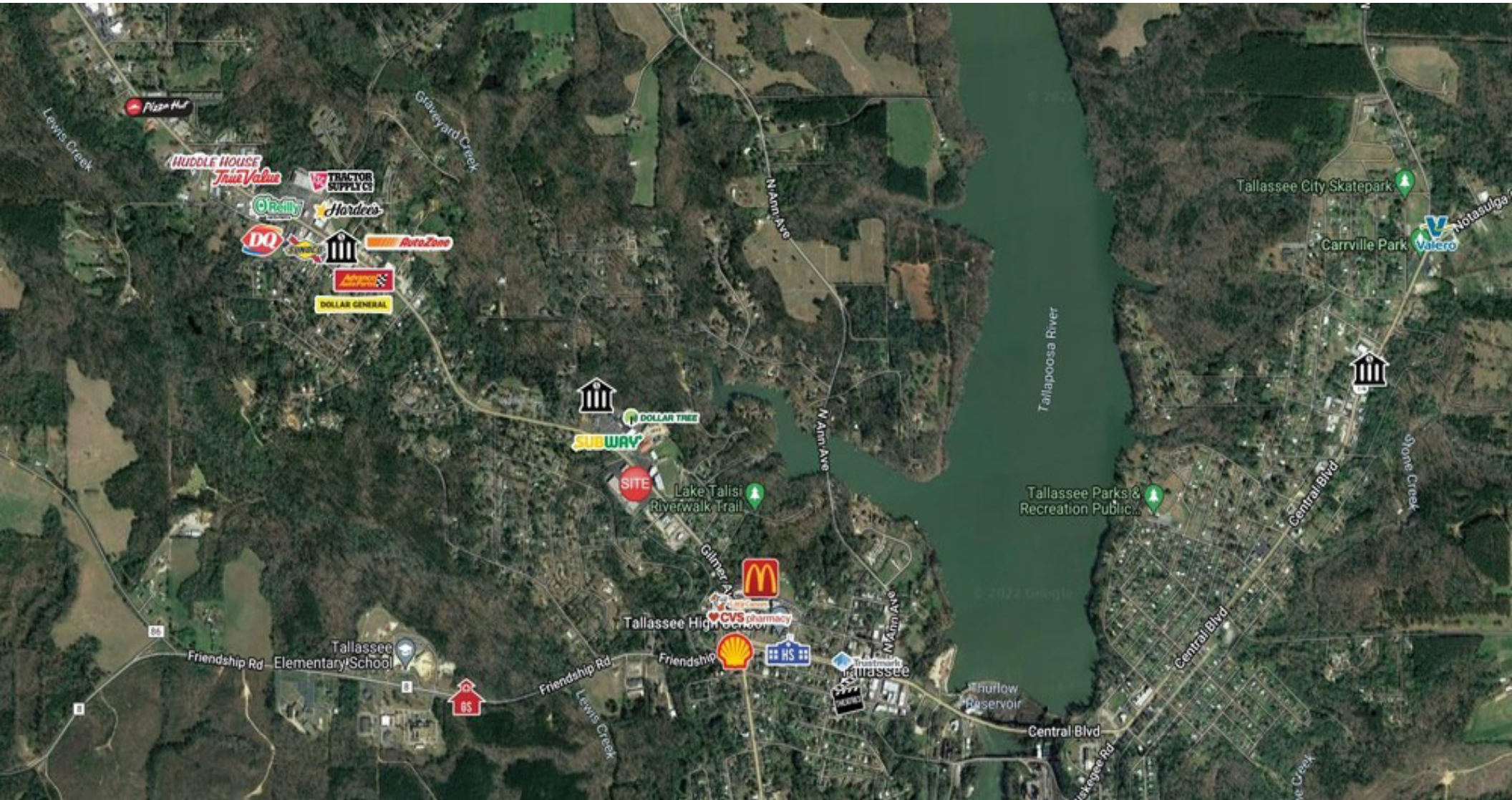
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Retail Map



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