



FOR LEASE

ADLER FURNATURE BUILDING

PRESENTED BY:

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REAL ESTATE SOUTHEAST

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Executive Summary

ADLER FURNITURE BUILDING | SELMA, AL | 1223 WATER AVENUE, SELMA, AL 36703



OFFERING SUMMARY

Available SF:	2,300 - 7,800 SF
Lease Rate:	\$25.00 - 30.00 PSF/YR
Lease Type:	NNN
Year Built:	1860
Building Size:	17,909 SF
Level 1:	5,526 SF
Level 2:	6,857 SF

PROPERTY OVERVIEW

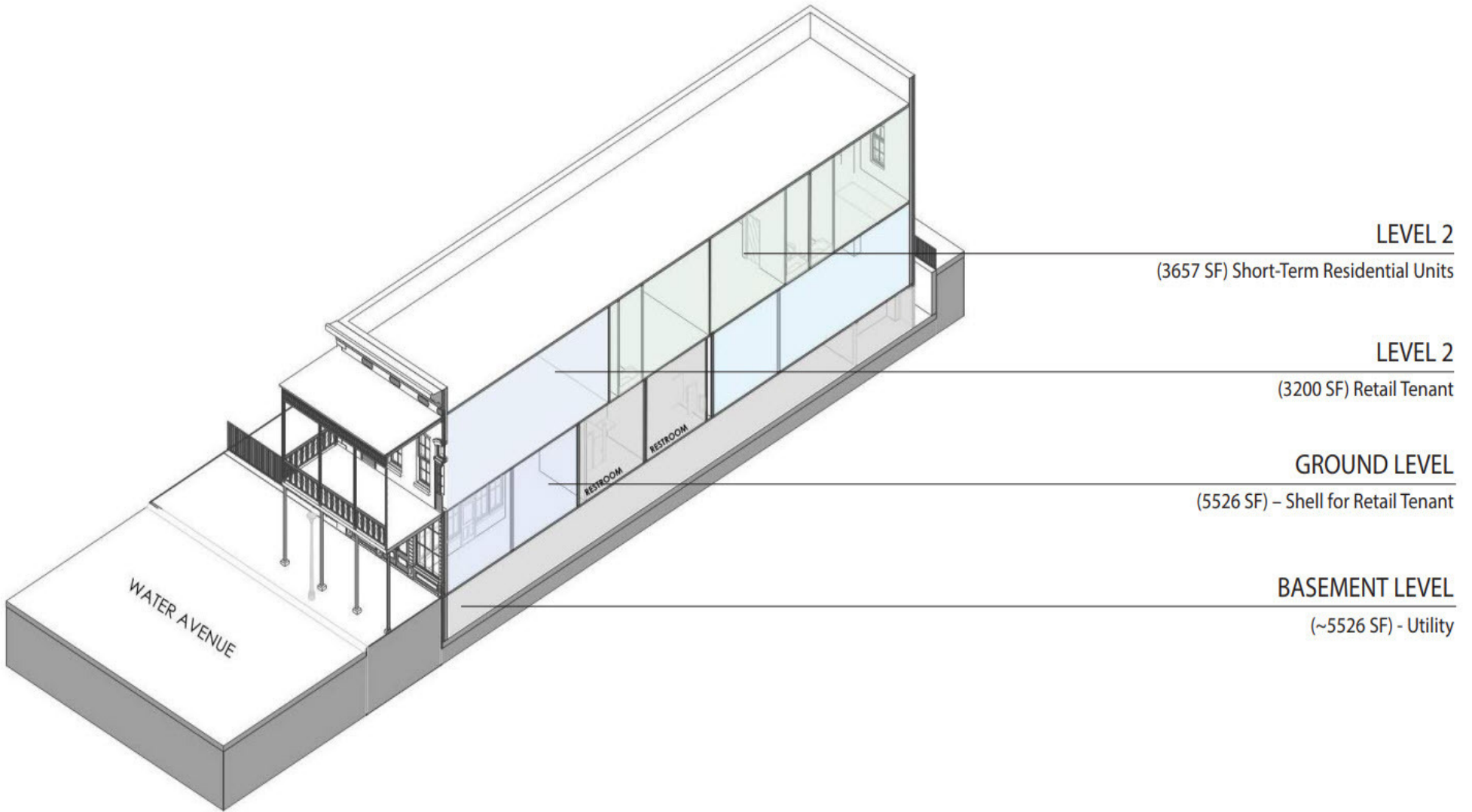
Selma, most notably known for the Edmund Pettus Bridge and the Voting Rights March, has a rich history going back to the explorer Lafayette, the cotton boom of the 1800's, the civil war battles, and so much more. Working with the local community, InVictus Development working to revitalize the historic architecture and embracing the growing arts community with a goal of making Selma a true destination location.

PROPERTY HIGHLIGHTS

- Building construction date c. 1860.
- Italianate revival; two-story with storage entresol mezzanine. Brick building with stone quoins, large porch balcony with ornate cast iron railings.
- Level 1, ground level features a layout of 5,526 square feet with a potential of 3 retail tenant spaces.
- Level 2, comprised of 6,857 square feet shown with three potential floor plans comprised of all residential units or a possible mix of commercial and residential.

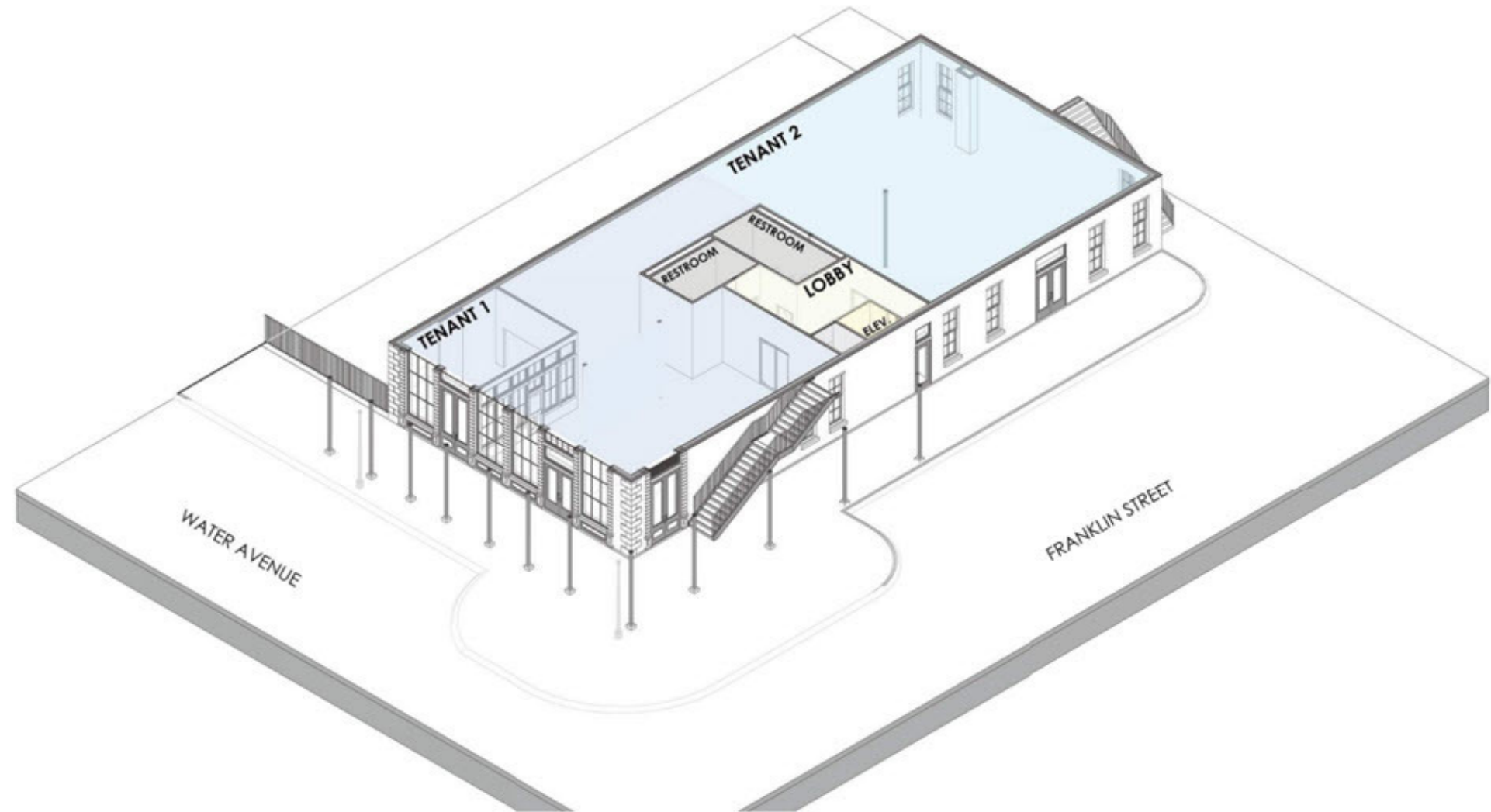
Proposed Space

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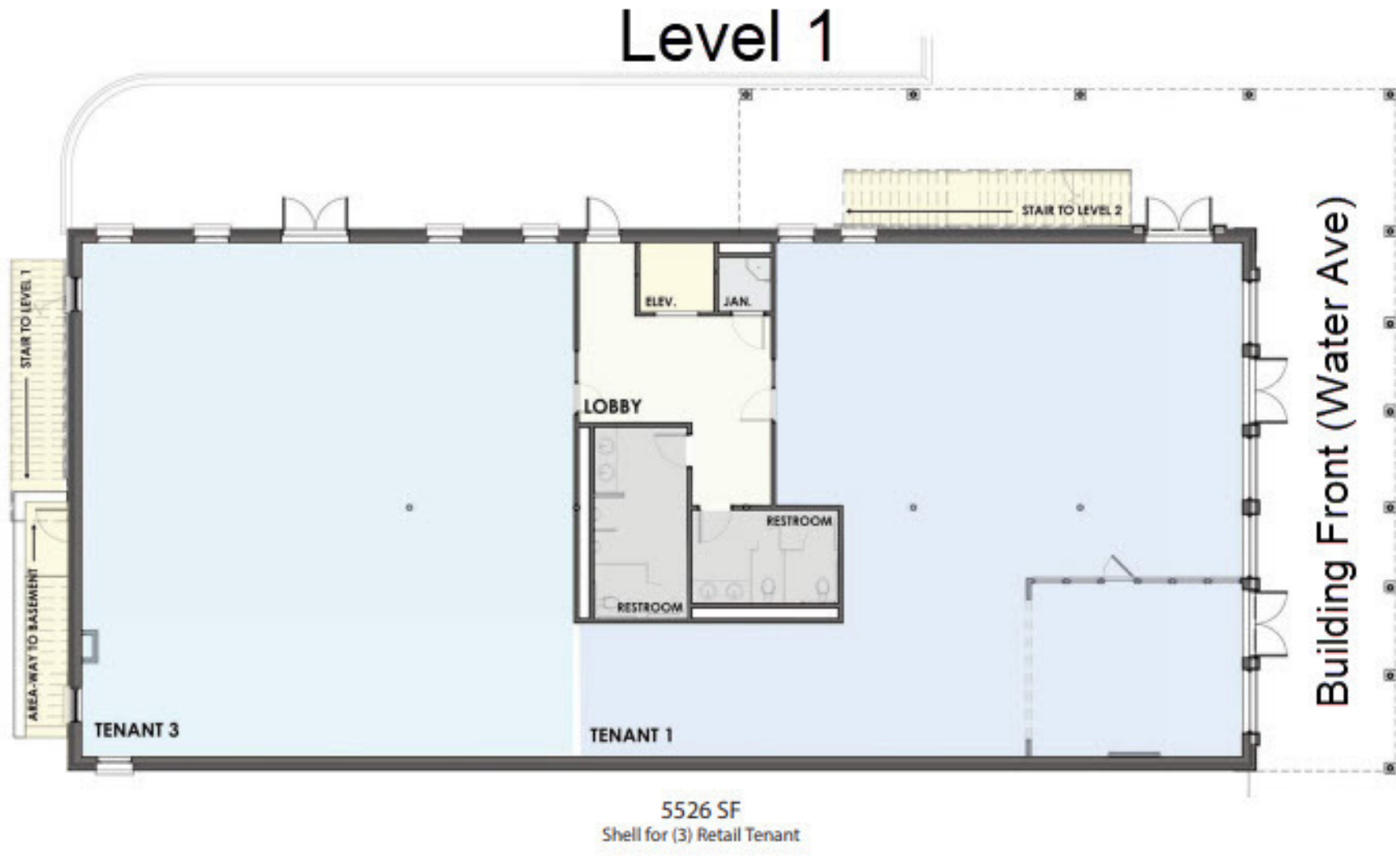
Proposed - Level 1- Retail

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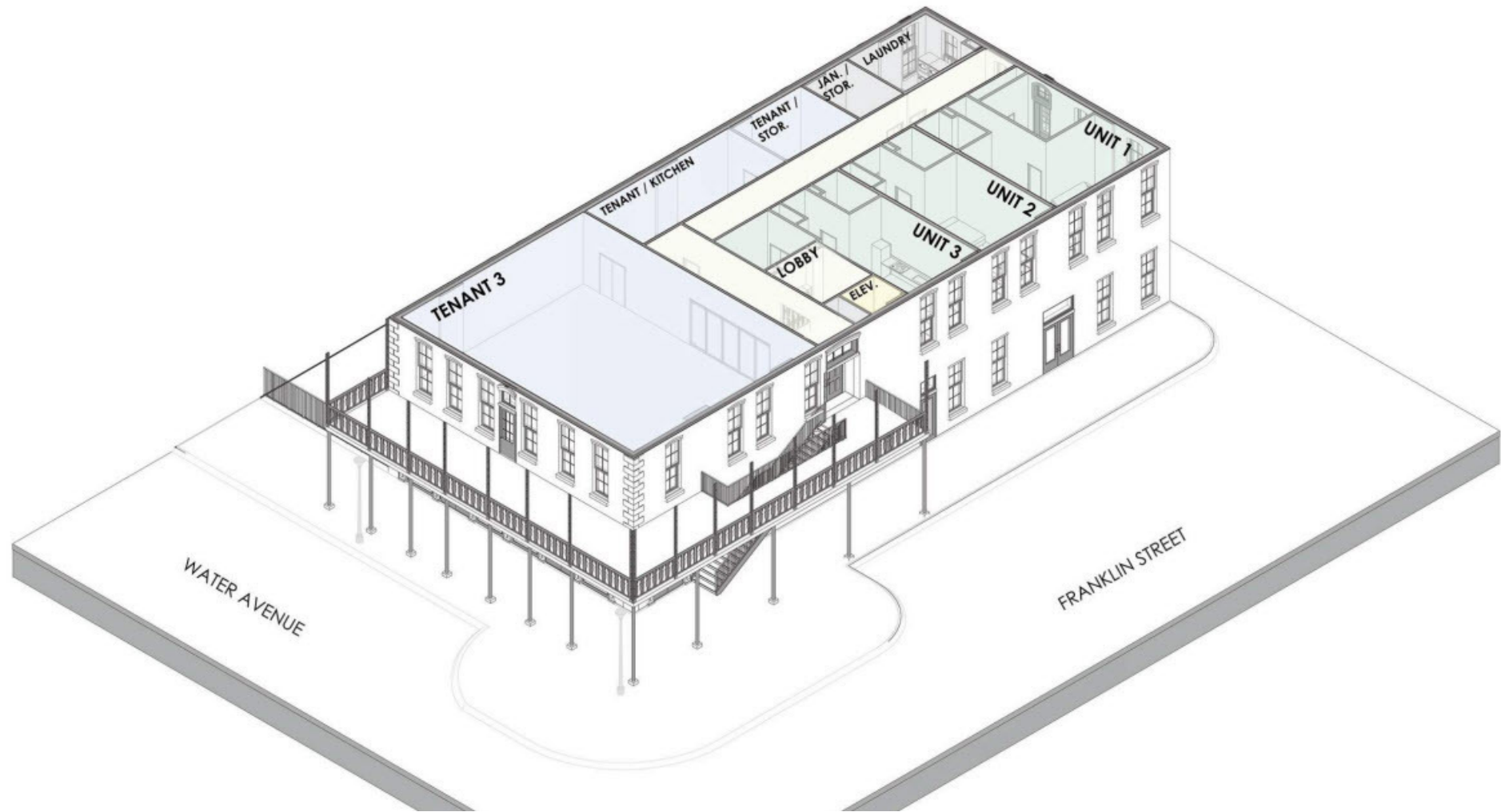
Proposed - Level 1 - Retail

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Proposed - Level 2 - Mixed Use (Option 1)

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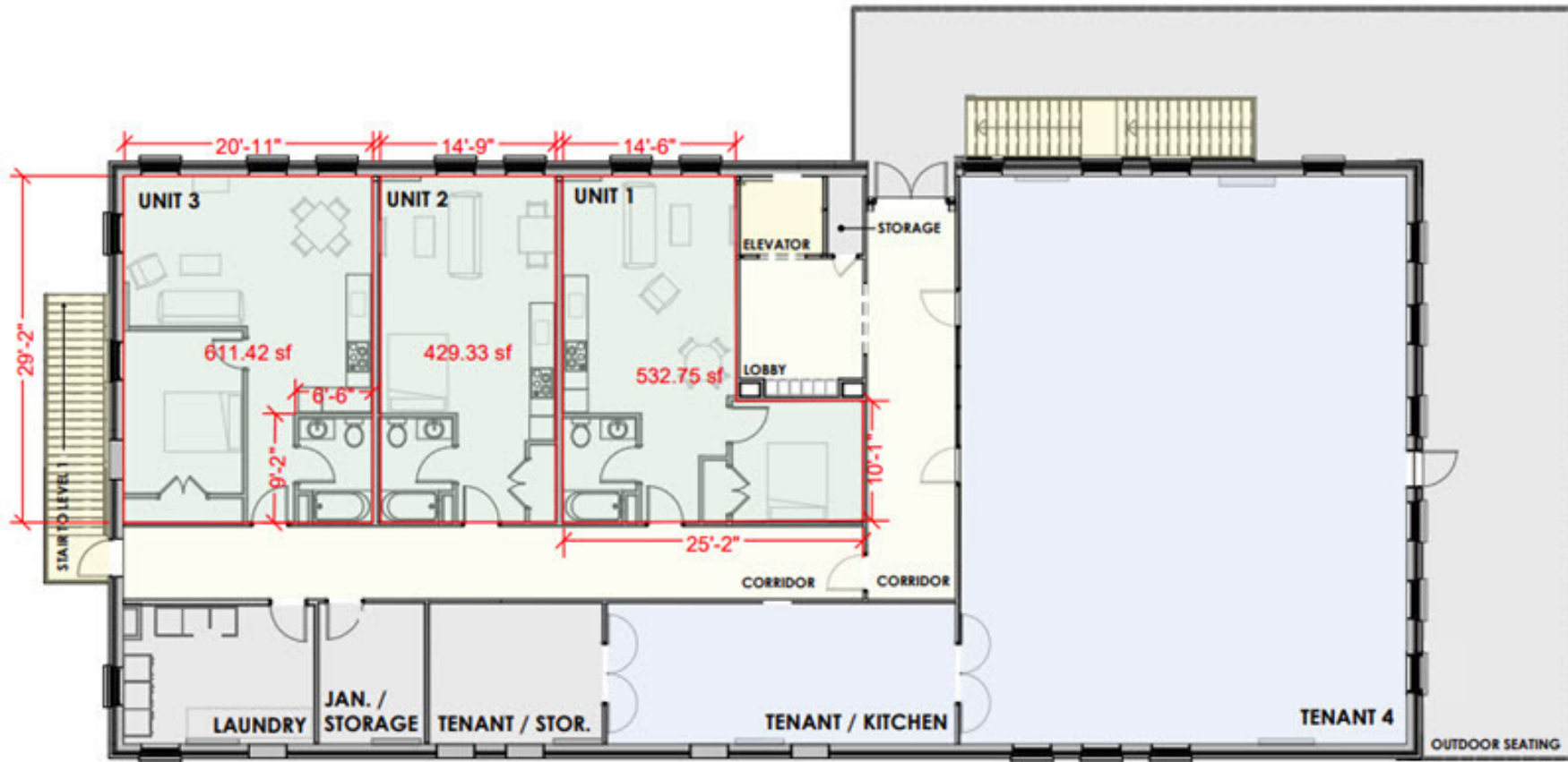


Proposed - Level 2 - Mixed Use (Option 1)

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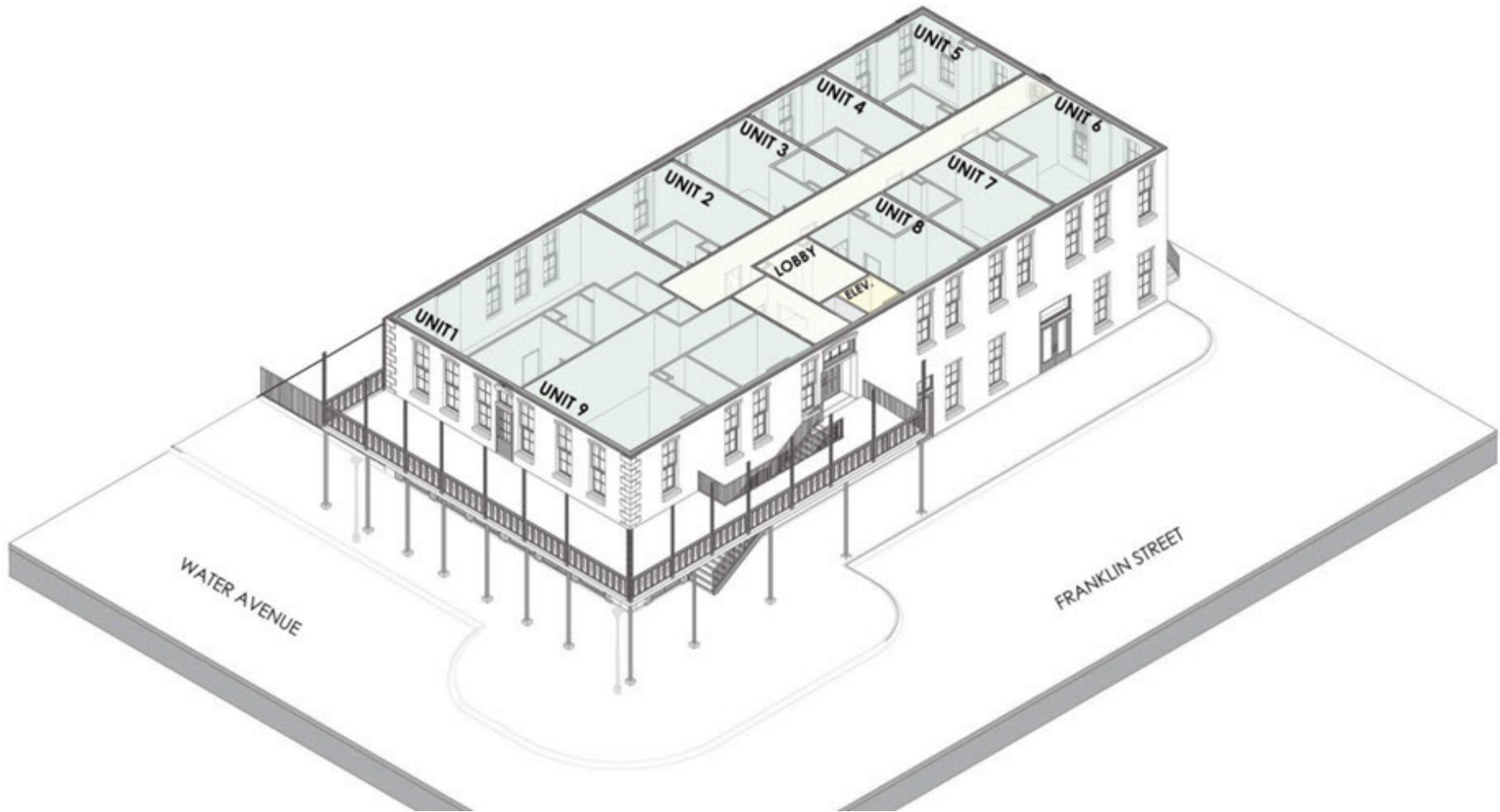


Level 2- Option 1



Proposed - Level 2 - Residential (Option 2)

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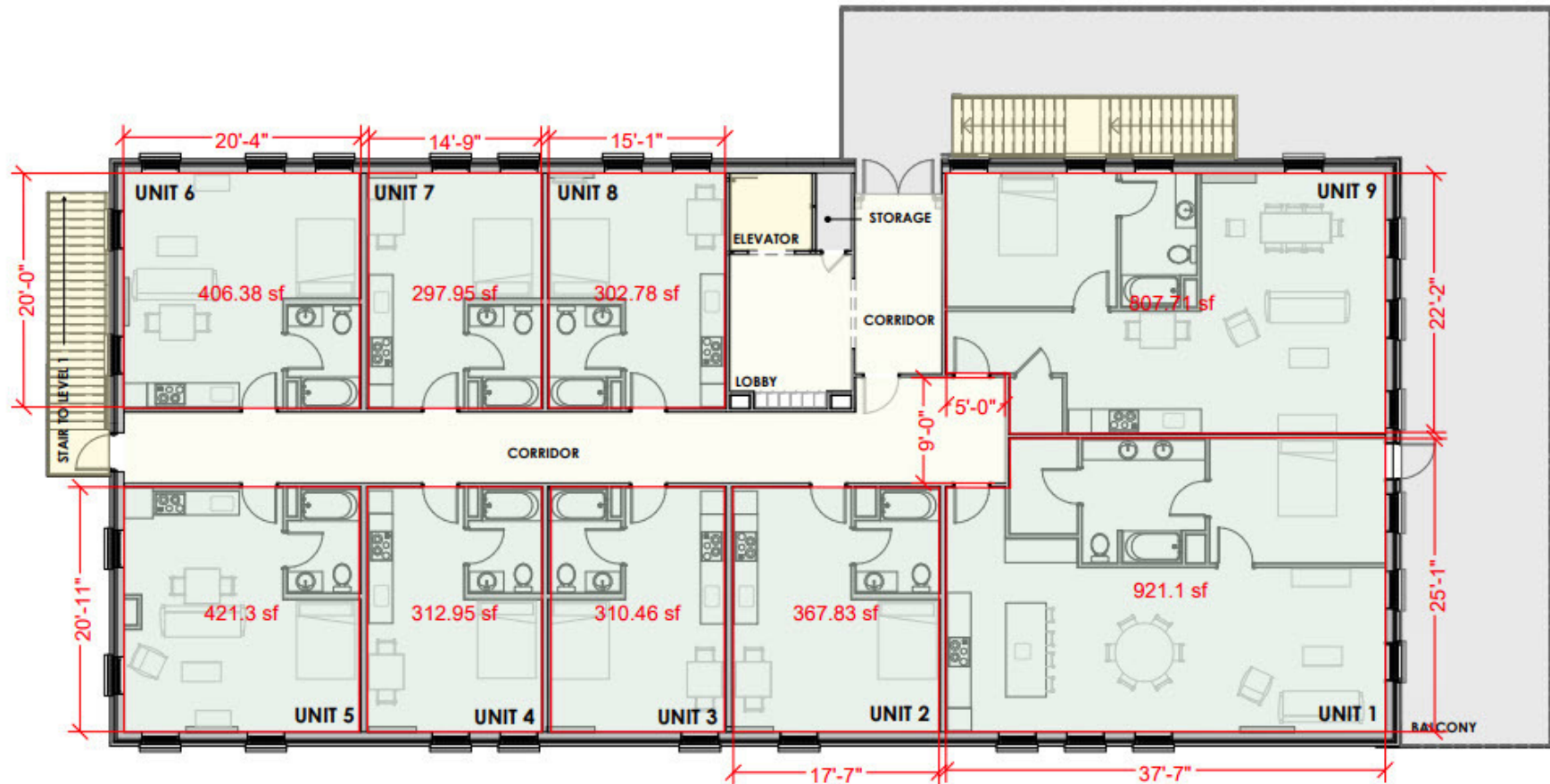


Proposed - Level 2 - Residential (Option 2)

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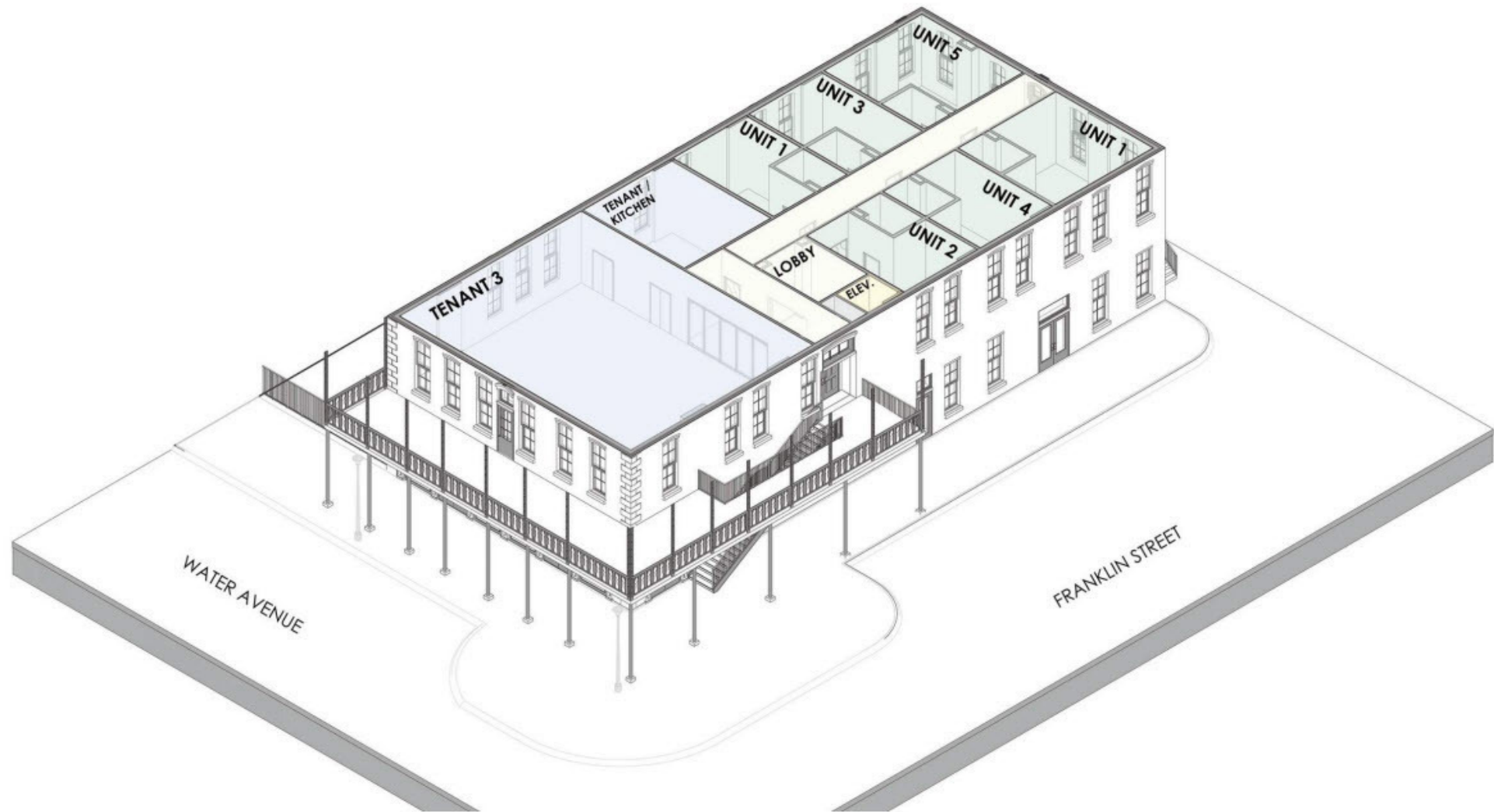
Level 2- Option 2



Building Front (Water Ave)

Proposed - Level 2 - Mixed Use (Option 3)

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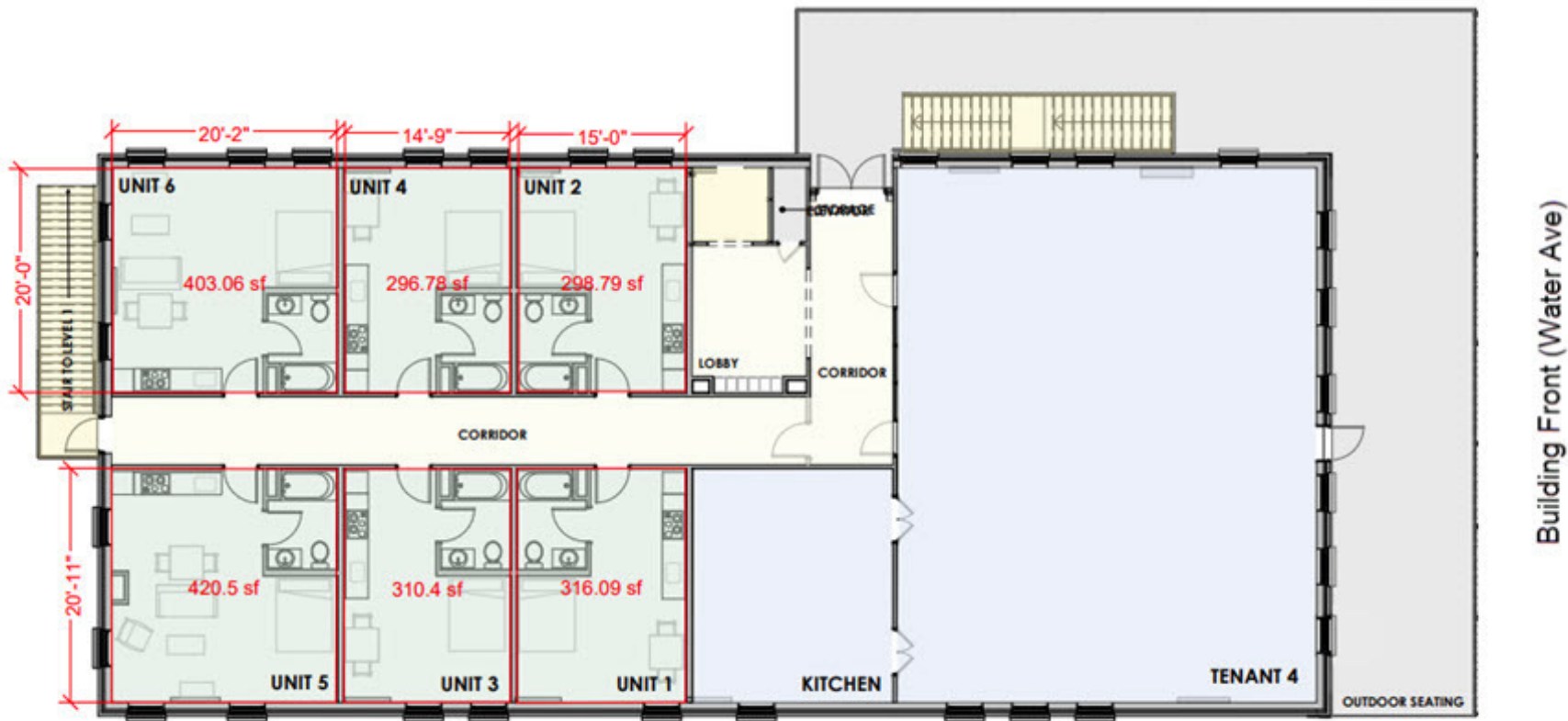


Proposed - Level 2 - Mixed Use (Option 3)

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Level 2- Option 3



Selma History

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In the 1830s, members of the Jewish community headed north via the ports of New Orleans and Mobile to settle in Selma where they became merchants in the thriving downtown along the Alabama river, where the commercial center was born. The Alabama and Mississippi Railroad construction connecting Meridian and Selma in 1854 ignited economic growth. By the early 1900s, Selma was thriving, dominated by Jewish merchants such as Schuster Hardware, Adler's Furniture, Meyers Shoes, Klotzman Furniture, and others. As European Jews fled rising Nazi power in the late 1930s, they came to Selma and were welcomed into the Jewish community. Centrally located in Alabama, Selma sits in the Crux of the "black belt" region.

The town of Selma, historically remembered synonymously with the American Civil Rights Struggle of the 1950s and 1960s, and most notably for the 1965 voting rights march from Selma to Montgomery. The closing of Craig Air Force Base in 1977, the opening of large discount big-box retailers nearby, and changing shopping patterns in the 1980s further damaged the local economy of small retailers, leaving them without business from the local people and forcing most of them to close. Today, what is called downtown Selma is made of up deteriorating brick-and-mortar shells of what once was a busy, exciting city.

Like many small Southern towns, Selma has struggled to survive but is making efforts to restore and revive.

Selma, Alabama

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POPULATION
17,971



ANNUAL VISITORS
20,000+

14+ HISTORIC SITES

<1 hour to Montgomery
Regional Airport

Selma Tourism

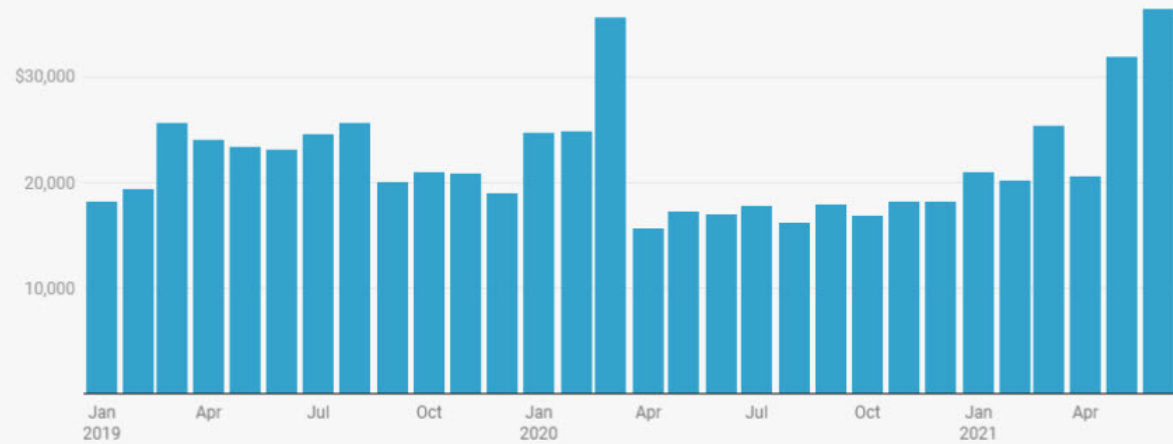
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Tourists visit Selma from across the U.S.



Total Lodging Tax for Dallas County by Month



Created with [Datawrapper](#)

High values in May and June 2021 indicate recovery from COVID-19 Pandemic



A common travel route for Alabama tourists is to visit **Birmingham, Montgomery, and Selma**. **Over 10% of people who visited Downtown Selma** also visited a Civil Rights historic site in Montgomery or Birmingham. This highlights the **vast potential** Selma has in expanding its tourism base.

Tourists who visited Downtown Selma also visited sites in nearby cities. (Source: Alabama Power)

Advisor Bio 1

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PROFESSIONAL BACKGROUND

Real Estate Southeast was founded in 2001 by Louise Jennings. As principal and an investor, Ms. Jennings is highly driven to provide positive results in the most efficient manner possible and understands the important responsibilities of creating value in retail properties, along with its day to day management and operations. With over 30 years of experience in the commercial real estate business, she also understands the importance of providing good service and delivering results. Ms. Jennings has redeveloped almost a million SF of retail space throughout the Southeast. This valuable experience is shared with the dedicated team at Real Estate Southeast. This team works diligently to keep tenants happy and properties running smoothly and profitably. Real Estate Southeast works closely with retailers, lenders, investors and industry professionals, earning a strong reputation for hands on service, delivering results. With extensive knowledge of the southeast markets, Real Estate Southeast is contracted to do market analysis and site selection. They worked with clients such as; ABC, DaVita, Dunkin Donuts, Honey Baked Ham and LifeChoice.

Louise Jennings and Real Estate Southeast are active in the community. Louise Jennings is a member of the Alabama Center for Real Estate Leadership Council (ACRE), International Council of Shopping Centers (ICSC), Prattville Millbrook Sunrise Rotary Club and First United Methodist Church. Jennings also serves on the following boards; Central Alabama Community Foundation, YMCA, Prattville Creative and Performing Arts Council, Autauga County Heritage Association (Past President). She is also a past director and supporter of Autauga County Family Support Center and is a great lover of animals. Louise Jennings is married to David McCullar. They live and work in Prattville. Alabama and Pensacola. Florida and travel across the southeast.

Real Estate Southeast
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