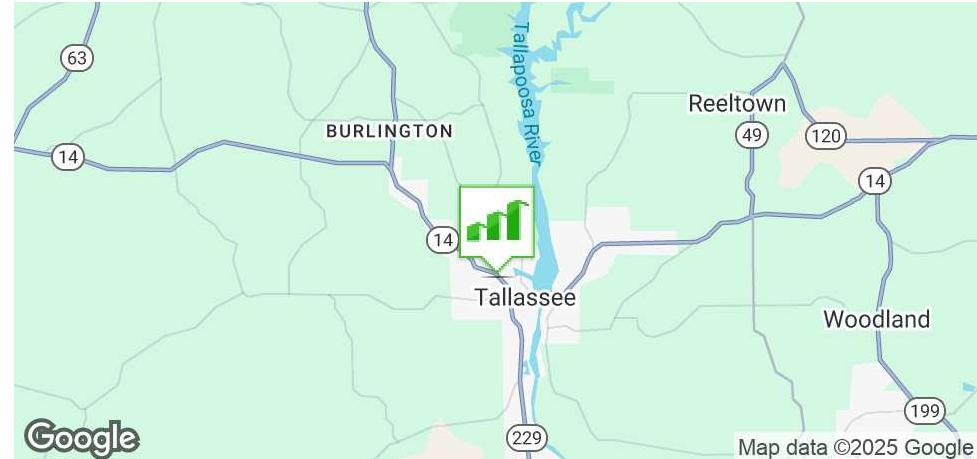


TALLASSEE SHOPPING CENTER

409 GILMER AVE, TALLASSEE, AL 36078

Executive Summary



OFFERING SUMMARY

Available SF: 1,323 - 20,000 SF

Lease Rate: \$10.00 - 18.00 SF/yr

Lot Size: ± 5.13 Acres

Year Built: 1966
Recently Renovated

Building Size: ± 55,946

Zoning: Commercial

- Highly visible Retail Strip Center
- The Parking Lot recently resurfaced
- Directly Across from the Tallassee Football Stadium
- 8.3± Miles to I-85
- Excellent for Big Box Service-Based Retail
- Former Super Food Space & Former Family Dollar Spaces available
- Current Rental Tenants: Verizon, Factory Connection, 1 Stop Rentals, Cozumel Mexican Grill, Super Nails, & ABC Beverage
- The town of Tallassee is in close proximity to Montgomery, Auburn & Lake Martin

PROPERTY HIGHLIGHTS

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	392	3838	8,534
Total Population	784	8,566	17,629
Average HH Income	\$67,311	\$60,120	\$58,904

GENE CODY, CCIM, SIOR

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MOORE COMPANY REALTY

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TALLASSEE SHOPPING CENTER

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Available Spaces

AVAILABLE
LEASED



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
425- Cash Advance	Available	1,323 SF	Contact Agent	\$16.00 - \$18.00 SF/yr
430 Gilmer Ave - Former American Deli- Comes With Kitchen Equipment	Available	1,800 SF	Contact Agent	Negotiable

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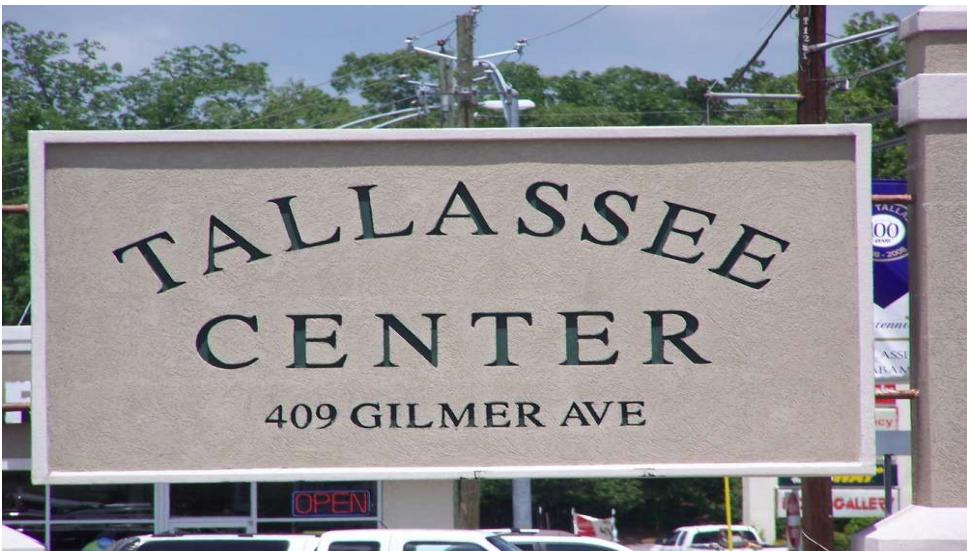
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Additional Photos



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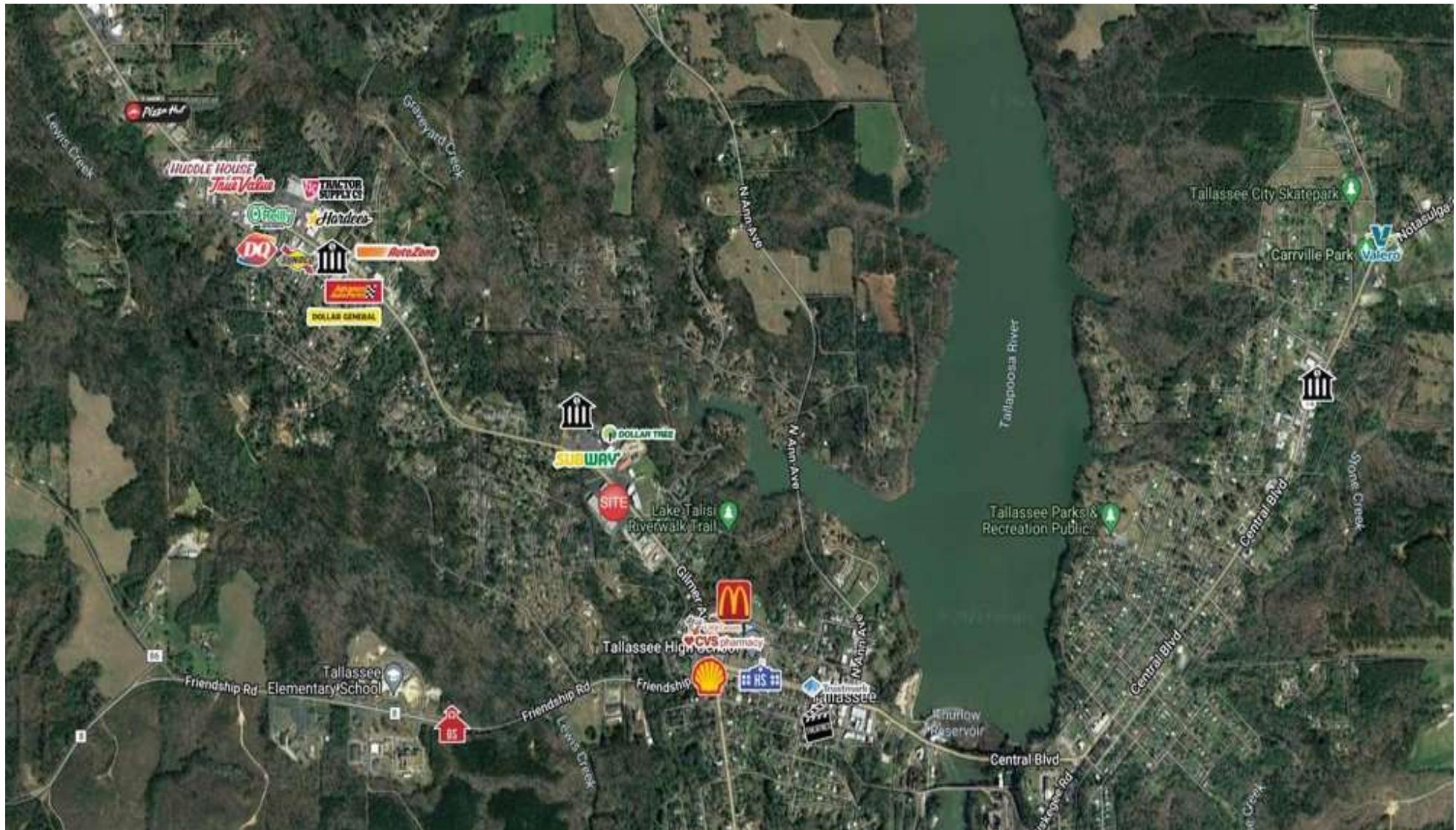
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TALLASSEE SHOPPING CENTER

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Retail Map



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