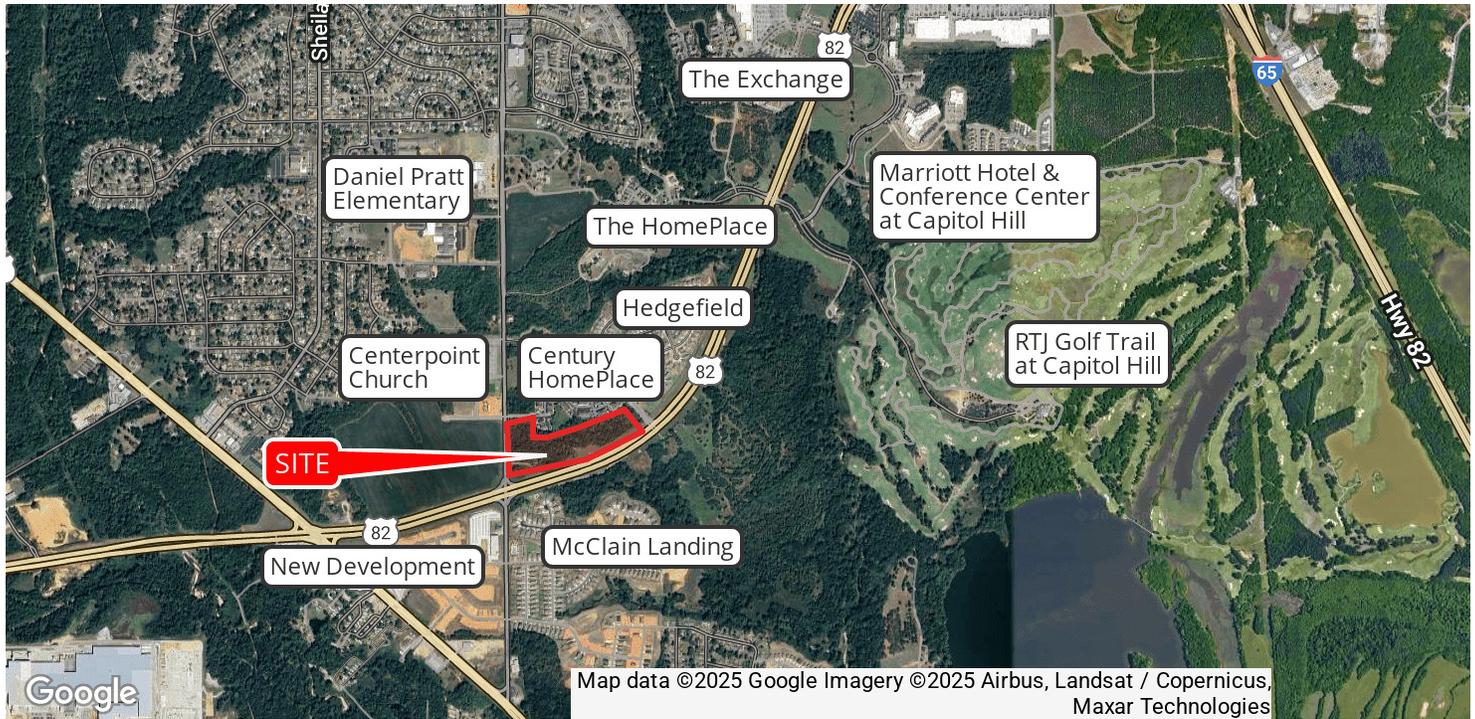


HERITAGE GALLERIA

1331 McQueen Smith Rd S, Prattville, AL 36066



PROPERTY DESCRIPTION

Aronov Realty Brokerage, Inc. is pleased to offer the opportunity to ground lease or purchase lots or the entire development located at 1331 McQueen Smith Road in Prattville, Alabama. This location is perfectly positioned on the corner of Hwy 82 and McQueen Smith offering excellent visibility and traffic from both Montgomery and Prattville. There are multiple subdivisions and apartment complexes within a 5 minute walk with several more planned for development, as well as thousands of single family homes within a 5 mile radius amplifying the opportunity for business. Robert Trent Jones Golf Trail sits approximately 2 miles from this location offering an excellent opportunity to capture traffic from this upscale development. Don't miss the chance to grow with the amazing Prattville community. Call agent for additional information.

LOCATION DESCRIPTION

Experience the charm and vitality of Prattville, AL, a dynamic backdrop for your next business venture. Known for its thriving community and close proximity to Montgomery, this location offers a robust range of amenities and conveniences. With a diverse array of local shops, restaurants, and cultural experiences, this area provides an inviting setting to captivate both customers and residents alike. Uncover the possibilities that await at Heritage Galleria as you tap into the potential of this bustling location.

PRESENTED BY:

David Potts

Specializing in Commercial Sales & Leasing Transactions
334.354.2627
david.potts@aronov.com

PROPERTY HIGHLIGHTS

- Sale or Ground Lease Opportunity
- Excellent Visibility on Highway 82
- Traffic from Prattville and Montgomery
- New Development Residential/Retail Area
- Less Than 2 Miles from Robert Trent Jones Golf Trail
- Easy Access to and from Montgomery Via Highway 31

OFFERING SUMMARY

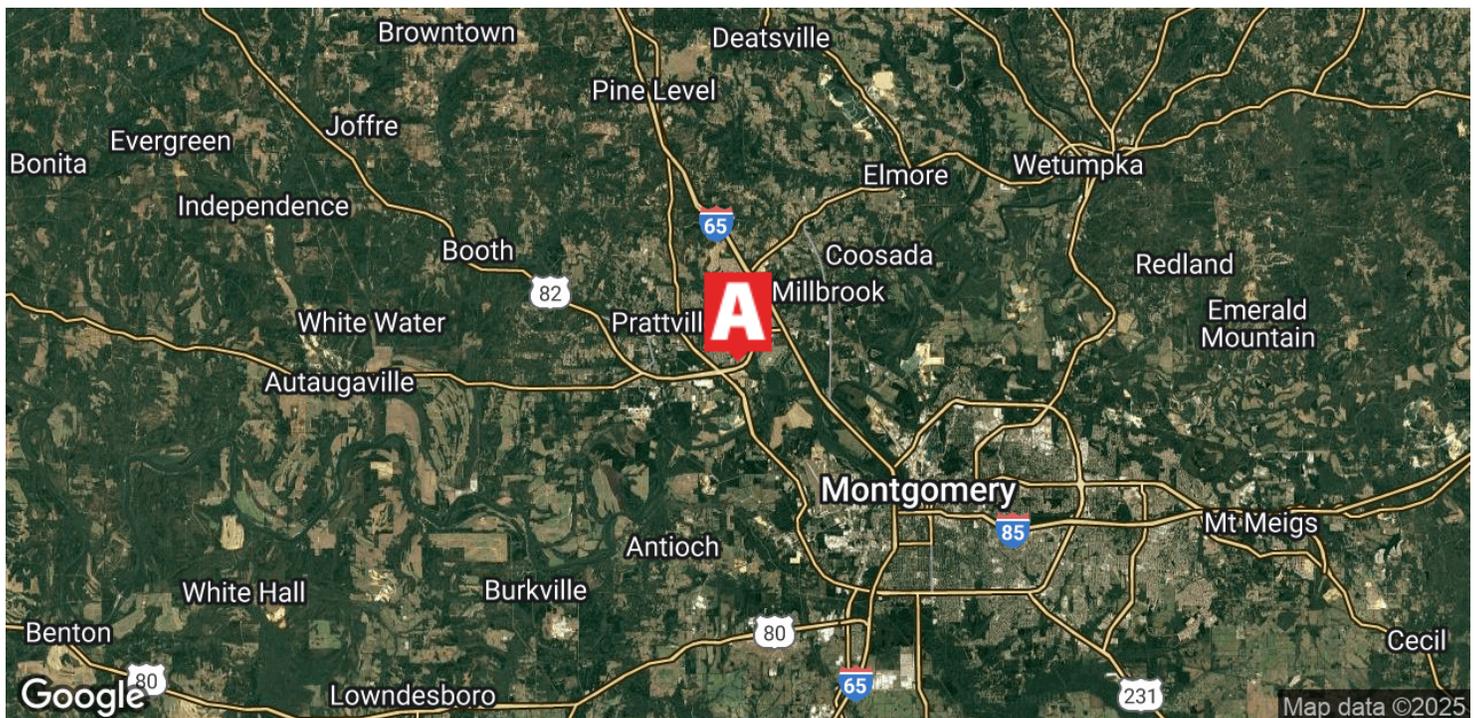
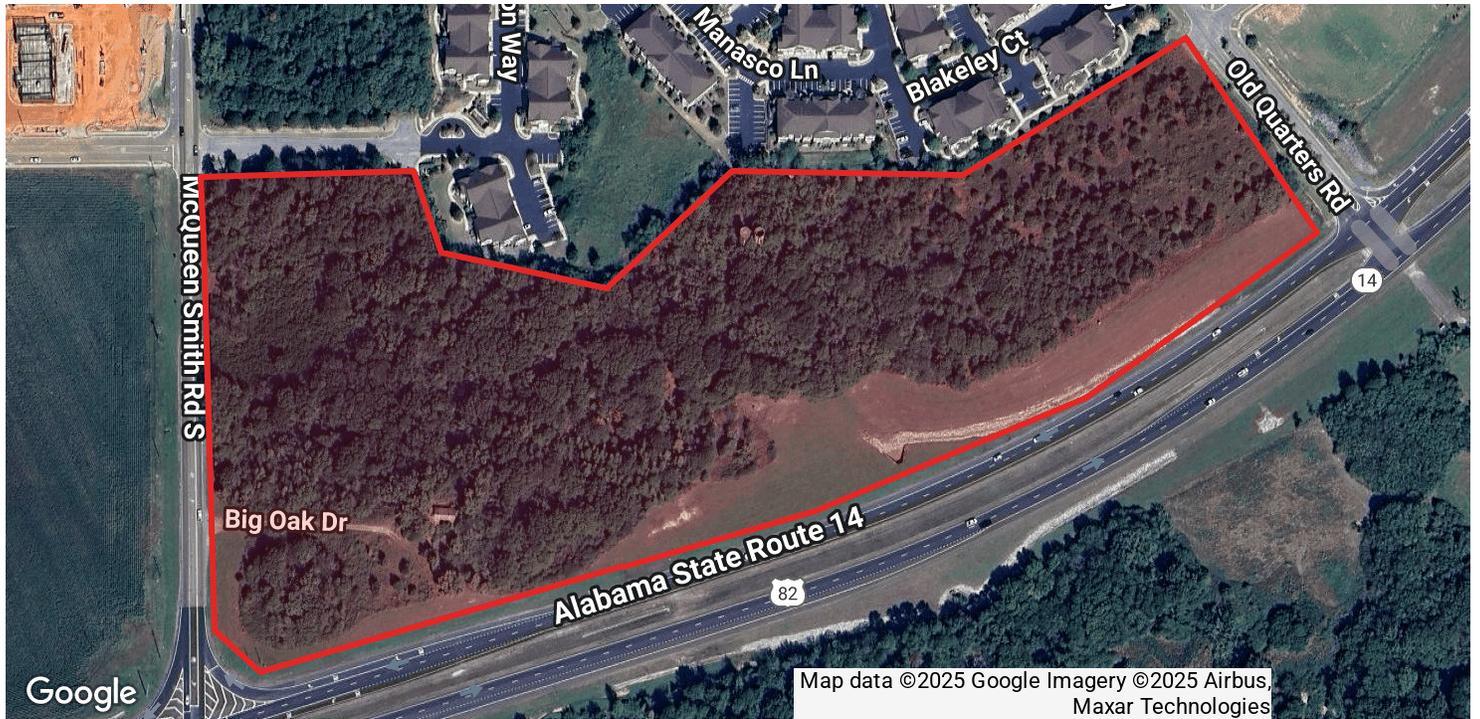
Sale/Lease Rate:	Call Agent for Pricing
Lot Sizes:	1.38 to 3.01 Acre Lots
Total Acreage:	18.37 Acres
Zoning:	B-2 Retail/Commercial
Frontage:	1,888' Hwy 82 783' McQueen Smith
Traffic Counts:	13,960 ADT

aronovcommercial.com

3500 Eastern Boulevard
Montgomery, AL 36116

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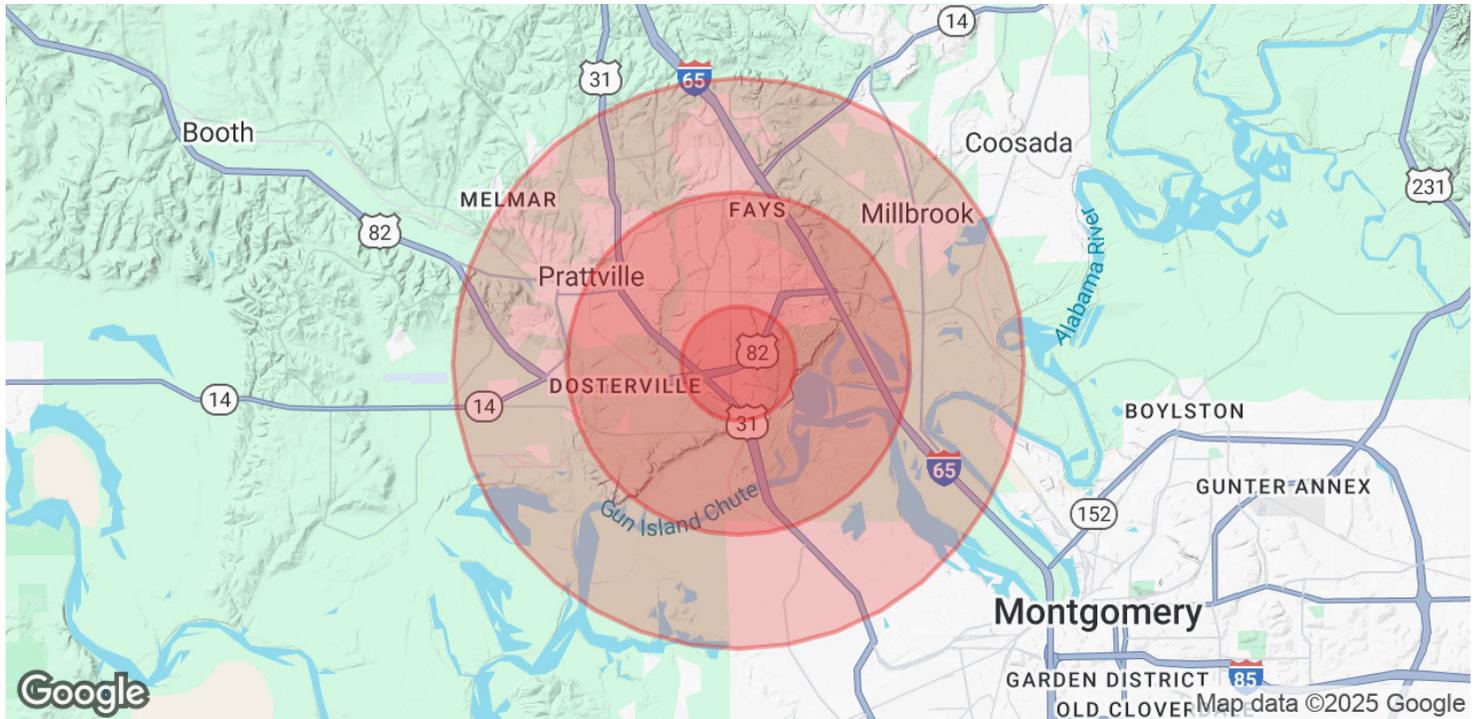
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,729	22,566	46,694
Average Age	40	40	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,625	9,399	18,240
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$80,629	\$91,908	\$90,314
Average House Value	\$206,735	\$207,851	\$219,067

Demographics data derived from AlphaMap

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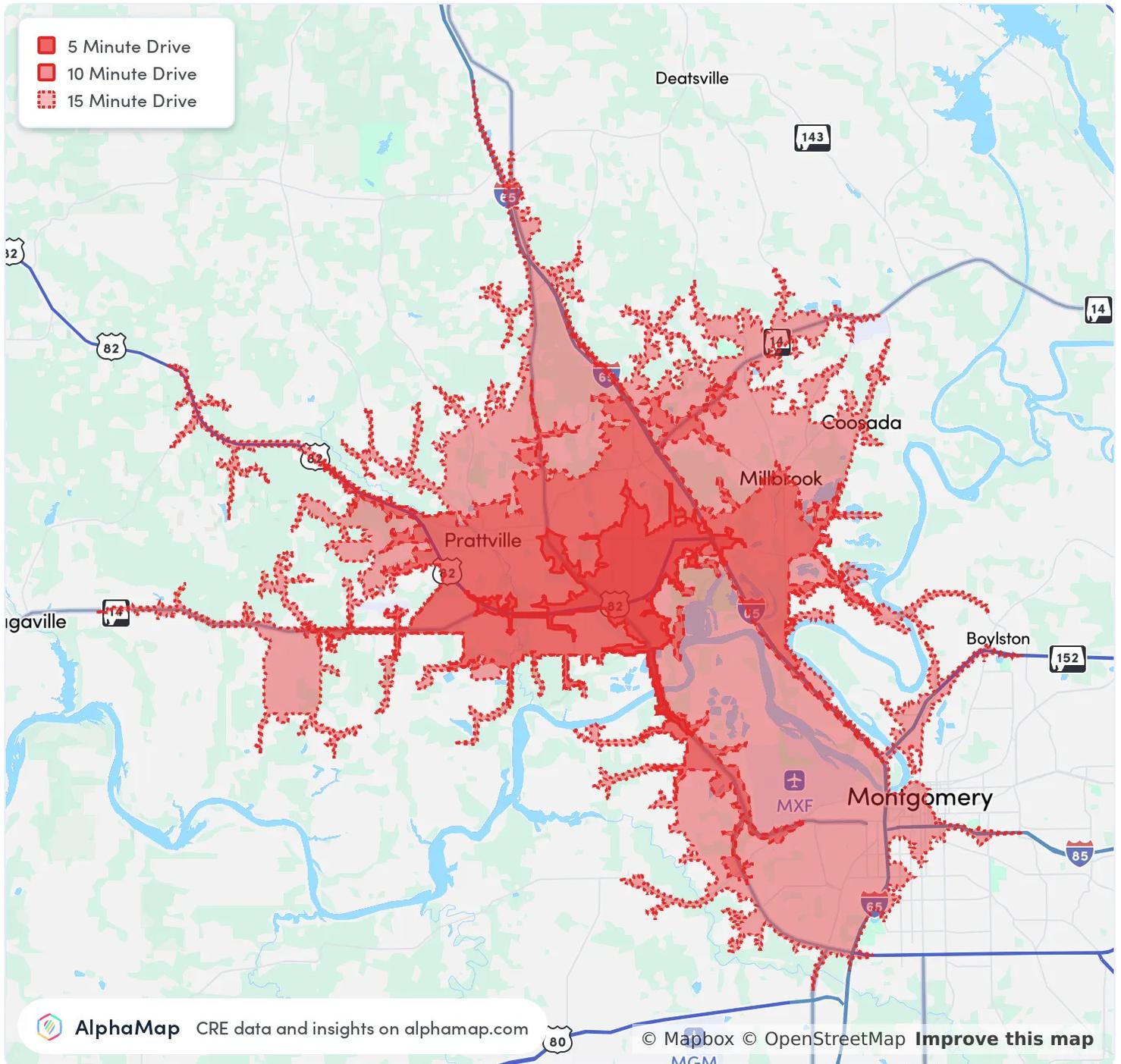
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