

TWO PARCELS AVAILABLE TOGETHER OR SEPARATE

3725 HWY 14 | MILLBROOK, AL 36054



COLLEGE CITY REALTY.COM

DAVID FUHRMAN JR., | QUALIFYING BROKER

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PROPERTY DESCRIPTION

Leasing opportunity offered at a signalized intersection on the corner of Deatesville Highway and Alabama Highway 14 in the City of Millbrook, AL. The two parcels can be leased in an "as is" condition or ground leased. The parcels are available to be leased together or separately. The former financial institution parcel is approximately 1.03 acres with a 3,578 square feet 3 drive thru window building. The adjacent retail parcel is approximately .81 acres in size with a 10,125 square foot retail building recently occupied by Rite Aid.

PROPERTY DETAILS

	PARCEL NUMBER: INFO HERE		ACREAGE: 1.8
	VPD: 14,760 ON HWY 14		BANK SF 3,578 SF
	TENANT INFO: FORMER BANK		RETAIL SF 10,125 SF



PROPERTY AERIALS



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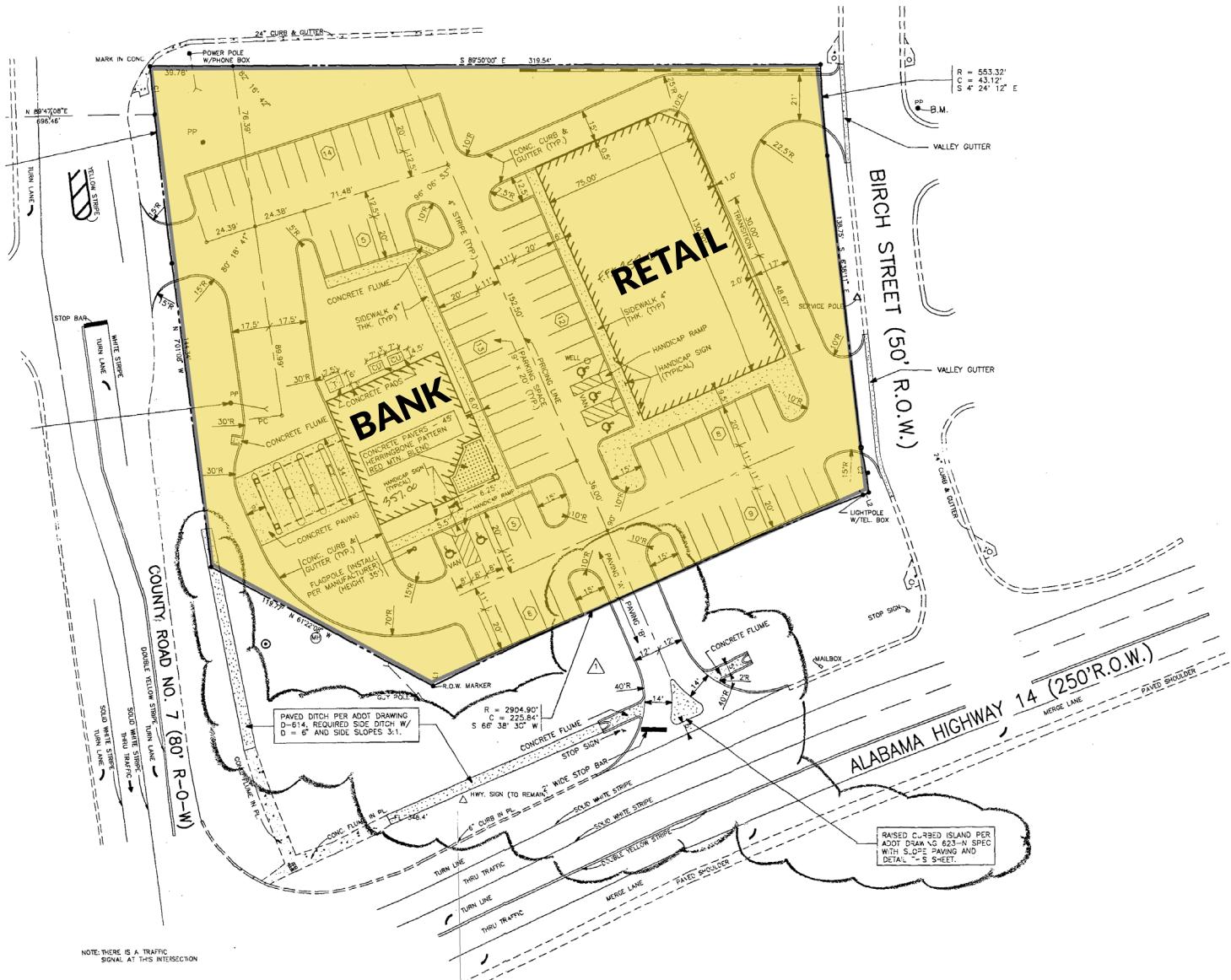
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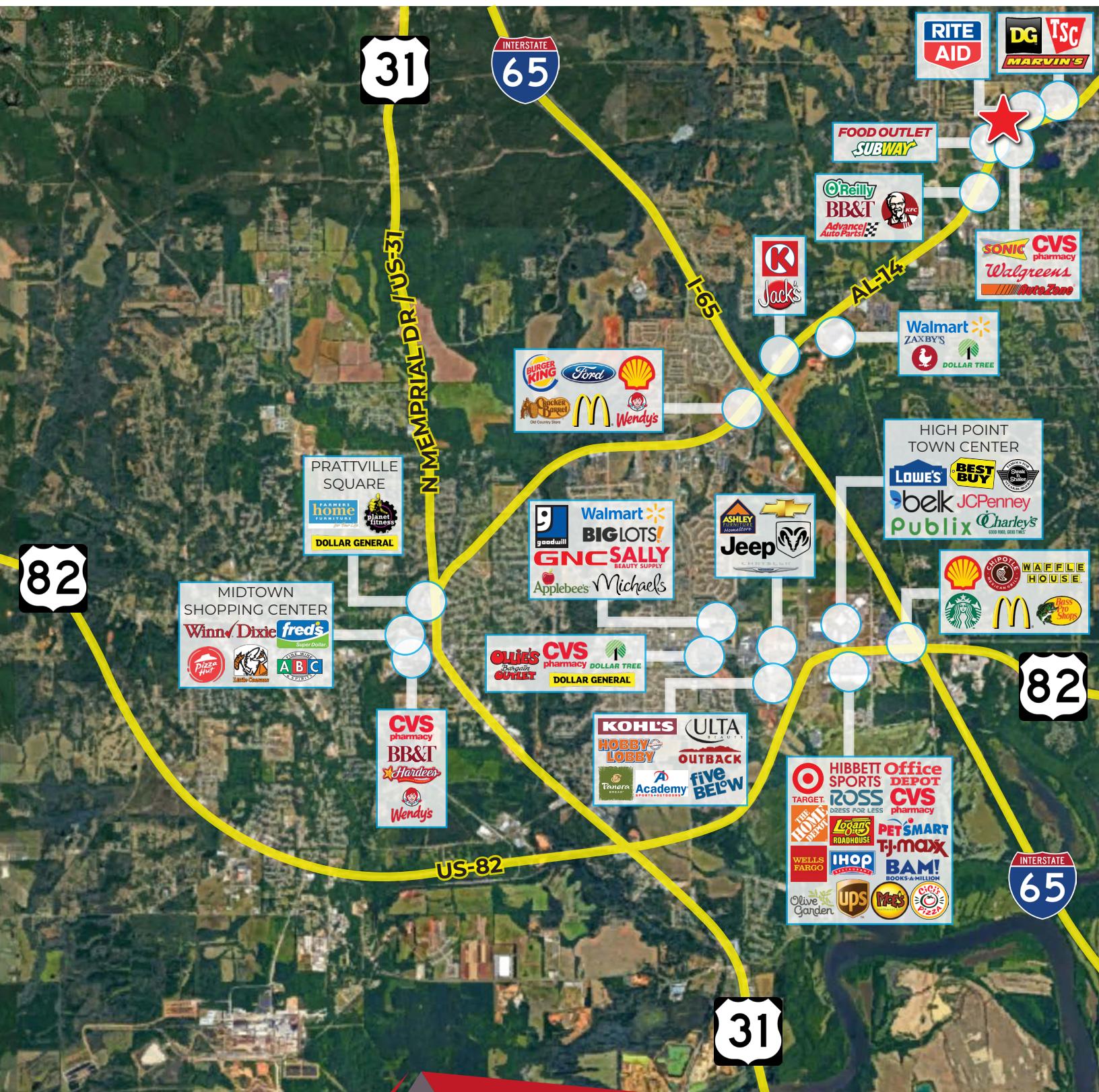


SITE PLAN

TOGETHER OR SEPARATE



TRADE MAP



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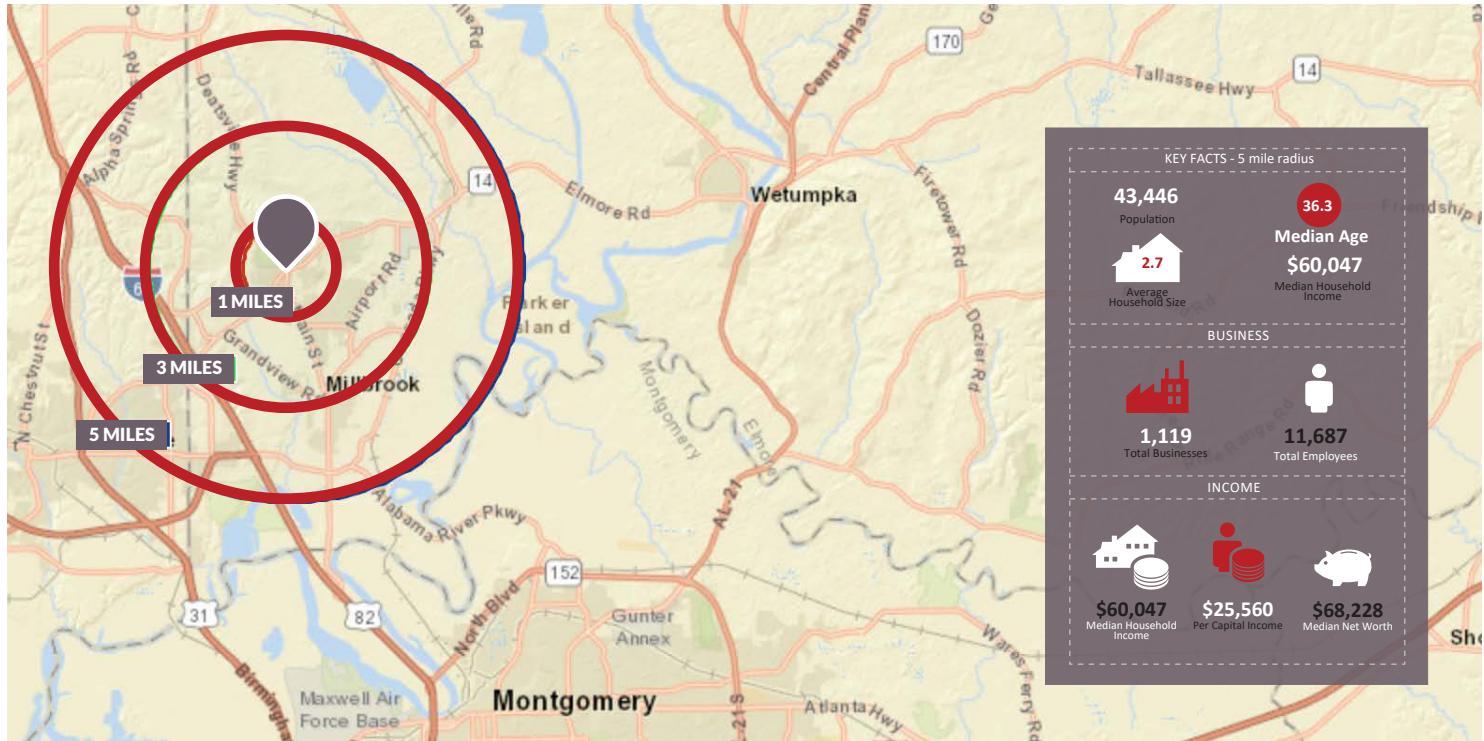
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AREA OVERVIEW | DEMOGRAPHICS



2020 SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,567	21,252	43,446
Households	1,812	7,763	15,135
Families	1,330	5,809	11,107
Average Household Size	2.52	2.72	2.72
Owner Occupied Housing Units	1,190	5,522	9,916
Renter Occupied Housing Units	622	2,241	5,219
Median Age	35	36.4	36.3
Median Household Income	\$59,313	\$60,064	\$60,047
Average Household Income	\$72,307	\$72,426	\$72,782



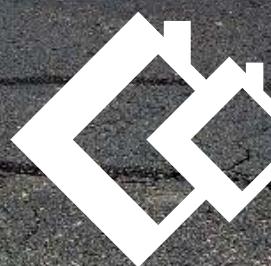
AREA HIGHLIGHTS

- ◆ Great Growth
- ◆ Exceptional Quality of Life
- ◆ Pro Business Environment
- ◆ Optimal Recreation
- ◆ Involved Community

CONVENIENT LOCATION

A rapidly growing Interstate 65 city, Millbrook, Alabama is located 10 miles north of Montgomery, Alabama's state capital. Immediately accessed via Interstate 65 Exits 176, 179 and 181, Millbrook's proximity and inclusion in the Montgomery MSA (population 374,536), help shape the city and provide for exceptional career, educational, cultural and recreational opportunities.





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