



RETAIL PROPERTY FOR LEASE

401-465 George Wallace Dr,
Gadsden, AL 35903

PRESENTED BY:

LOUISE JENNINGS-MCCULLAR

404.606.3285

louise@resellc.com



REAL ESTATE SOUTHEAST

404.606.3285

P. O. Box 681955

Prattville, AL 36068

Executive Summary

RIVERVIEW PLAZA - GADSDEN, AL | 401-465 GEORGE WALLACE DR, GADSDEN, AL 35903



OFFERING SUMMARY

Available SF:	2,400 - 12,000 SF
Lease Rate Range:	\$8.00 - 18.00 SF/yr (NNN)
Lot Size:	16.0 Acres
Building Size:	148,860
Renovated:	2016
Market:	Birmingham
Submarket:	Gadsden

PROPERTY OVERVIEW

Great leasing opportunity at 401-465 George Wallace Dr in Gadsden, AL. This well-located community center has a variety of national anchor tenants and exceptional visibility located along the main business corridor. Offering spaces suitable for retail, office, and medical use, this property accommodates a wide range of businesses. From restaurant to storage options, there's a variety of available spaces to suit different needs, including a riverfront retail conversion area. Conveniently accessible from I-759, the property features a traffic light at the main entrance for easy access. Join a diverse mix of neighboring tenants and explore the potential for synergistic business opportunities in this prime location. View more details at the provided info link: <https://www.realestatesoutheast.com/properties/?propertyId=-Gadsden-AL-lease>

PROPERTY HIGHLIGHTS

- Well anchored community center; Bargain Hunt, Harbor Freight, & Dollar Tree.
- Located along main business corridor, river front development, George Wallace Drive, just off I-759.
- Great visibility with traffic light at main entrance.
- Perfect for retail, office, and medical users.

Available Spaces

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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
443 George Wallace Dr	Available	2,400 SF	NNN	\$16.00 - 18.00 SF/yr	Open floor plan.
Storage George Wallace Drive	Available	12,000 SF	NNN	\$8.00 - 10.00 SF/yr	Left over space. Could be storage or converted to riverfront retail / restaurant.
407 George Wallace Dr.	Available	4,160 SF	NNN	\$20.00 - 18.00 SF/yr	Pizza restaurant, end cap. Available Q2/2024.

Retailer Map

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