

For Lease



PARKERSON MILL SHOPPING CENTER

Auburn, Alabama



JL Real Estate Group
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Parkerson Mill - Suite 12

2328 S College/Veteran's Parkway
AUBURN, ALABAMA 36830

VILLAGE AT PARKSON MILL:	19,350 SF - Total Rentable SF
SUITE 12:	2,155 SF

HIGHLIGHTS

- **Interstate Location** - Parkerson Mill is located at the busiest Interstate interchange in Auburn - the primary exit to Auburn University and Downtown Auburn.
- **Active Shopping Center** - Suite 12 is an endcap unit available in the shopping center, July 1, 2023. Other long term tenants include Philly Connection, Pannie Georges and the US Government.
- **Zoning** - CDD - Comprehensive Development District
- **Access and Signage** - The property is accessed directly off S College Street, Veteran's Boulevard and Phillips Court. There is a signalized intersection at S College and Veteran's Drive. Signage is located on the buildings, as well as a digital monument sign on S College Street.

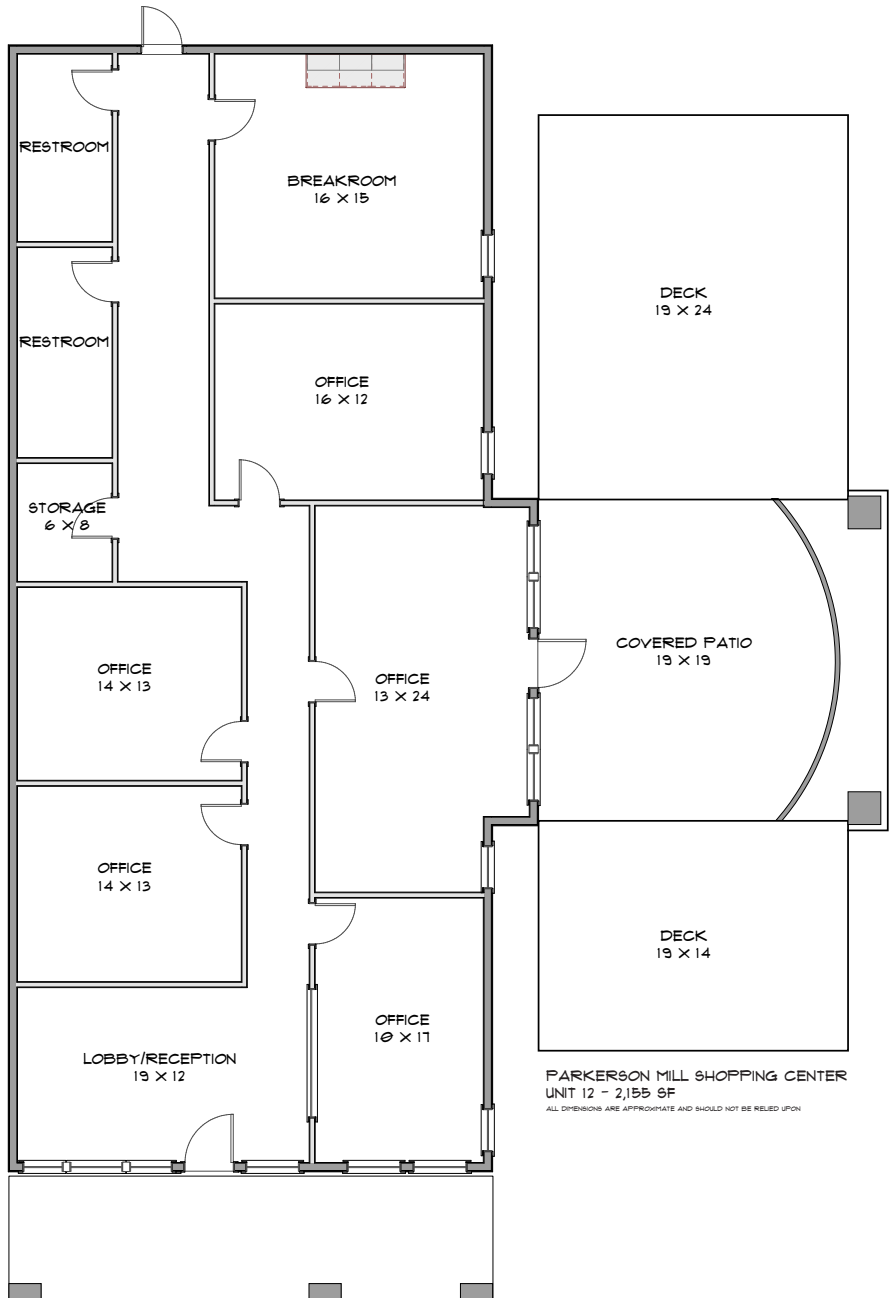
Space Available:	2,155 SF (Actual SF TBD)
Total Rent:	\$3,995.73/mo
Base Rent:	\$19 PSF/YR
CAMTI:	\$3.25 PSF/YR
Space Type:	Retail
Lease Type:	Triple Net
Date Available:	July 1, 2024
Lease Term:	36 months

*terms negotiable

FOR MORE INFORMATION PLEASE CONTACT
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Village at Parkerson Mill - Suite 1



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