

# MORGAN PLAZA

240 Highway 31, Hartselle, AL 35640

**PRICING: \$12.00 PSF NNN**

Estimated NNN Expenses: \$2.00 PSF

## PROPERTY DESCRIPTION

Located at the intersection of Hartselle's two most heavily traveled thoroughfares, Hwy 31 & Hwy 36, Morgan Plaza offers over 56,000 sf of easily accessible and highly visible retail space. The center currently boasts national tenants CVS Pharmacy and Planet Fitness. With a median HH income of \$62,000 and population of 21,800 within a 5 mile radius, Morgan Plaza offers a great location for both local and national tenants. Outparcels include Pizza Hut, Wendy's, and Hardee's. A traffic signal provides convenient ingress and egress into Morgan Plaza.

Custom TI packages are available.

## AVAILABLE SPACES

- Suite F - 1,200 SF
- Suite G - 3,000 SF (shell space)
- Suite 56 - 10,000 SF (southern end-cap)



