

GRANDVIEW PINES

Deatsville Highway



4.30



Alabama Highway 14

RETAIL PROPERTY FOR LEASE

3791-3991 Highway 14 -
Millbrook, AL

PRESENTED BY:

LOUISE JENNINGS

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REAL ESTATE  SOUTHEAST_{LLC}

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P. O. Box 681955

Prattville, AL 36068

Executive Summary

GRANDVIEW PINES SHOPPING CENTER | 3791-3991 HIGHWAY 14 - MILLBROOK, AL, MILLBROOK, AL 360541982

REAL ESTATE  SOUTHEAST LLC



OFFERING SUMMARY

Available SF: 1,200 - 17,424 SF

Lease Rate: \$4.02 - 15.00 SF/yr
(Ground; NNN)

Lot Size: 0.4 Acres

Building Size: 78,625

Market: Montgomery

Traffic Count: 23,640

PROPERTY OVERVIEW

.4 +/- AC out pad at busy Grandview Pines shopping center
1200 - 2400 SF AVAILABLE
Great visibility from Hwy. 14
Anchored by Tractor Supply & Marvin's Across from Walgreen's
Great access from Hwy 14 & 143 with traffic light and entrance
ADT 23,640 vehicles per day

PROPERTY HIGHLIGHTS

- .4 +/- AC out pad at busy Grandview Pines shopping center
- 1200 - 2400 SF AVAILABLE
- Great visibility from Hwy. 14
- Anchored by Tractor Supply & Marvin's Across from Walgreen's
- Great access from Hwy 14 & 143 with traffic light and entrance
- ADT 23,640 vehicles per day

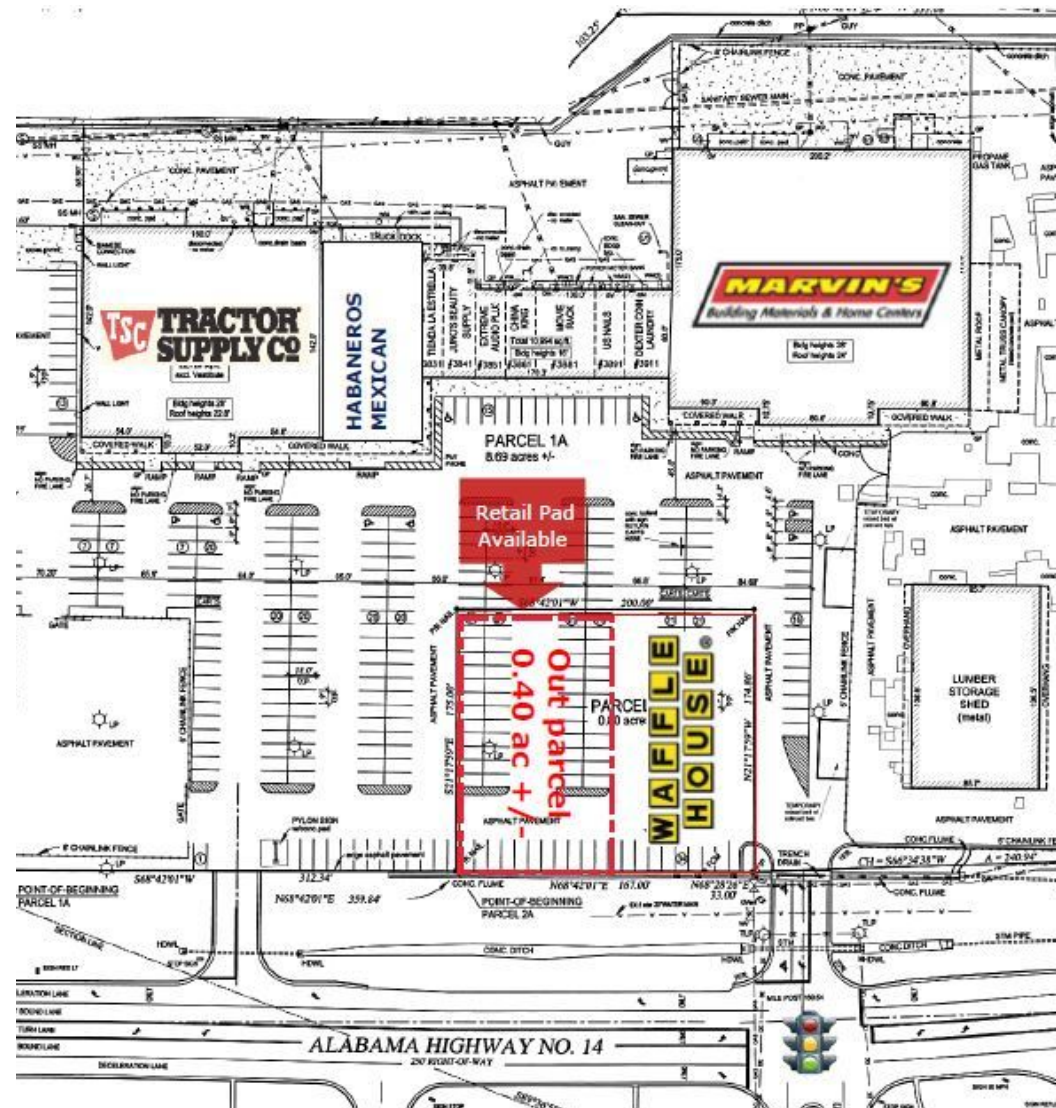
Lease Spaces

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Grandview Pines Retail Pad	Available	0.4 Acres	Ground Lease	\$70,000 per year	-
3891	Available	1,200 SF	NNN	\$15.00 SF/yr	Currently occupied by Cutz Creations.
3881 - B	Available	1,200 SF	NNN	\$15.00 SF/yr	Formerly Spirit Locker



Advisor Bio 1

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PROFESSIONAL BACKGROUND

Real Estate Southeast was founded in 2001 by Louise Jennings. As principal and an investor, Ms. Jennings is highly driven to provide positive results in the most efficient manner possible and understands the important responsibilities of creating value in retail properties, along with its day to day management and operations. With over 27 years of experience in the commercial real estate business, she also understands the importance of providing good service and delivering results. Ms. Jennings has redeveloped almost a million SF of retail space throughout the Southeast. This valuable experience is shared with the dedicated team at Real Estate Southeast. This team works diligently to keep tenants happy and properties running smoothly and profitably. Real Estate Southeast works closely with retailers, lenders, investors and industry professionals, earning a strong reputation for hands on service, delivering results. With extensive knowledge of the southeast markets, Real Estate Southeast is contracted to do market analysis and site selection. They have worked with clients such as; ABC, DaVita, Dunkin Donuts, Honey Baked Ham and LifeChoice.

Louise Jennings and Real Estate Southeast are active in the community. Louise Jennings is a member of the Alabama Center for Real Estate Leadership Council (ACRE), International Council of Shopping Centers (ICSC), Prattville Millbrook Sunrise Rotary Club and First United Methodist Church. Jennings also serves on the following boards; Central Alabama Community Foundation, YMCA, Prattville Creative and Performing Arts Council, Autauga County Heritage Association (Past President). She is also a past director and supporter of Autauga County Family Support Center and is a great lover of animals.

MEMBERSHIPS

ICSC
ACRE
IREM