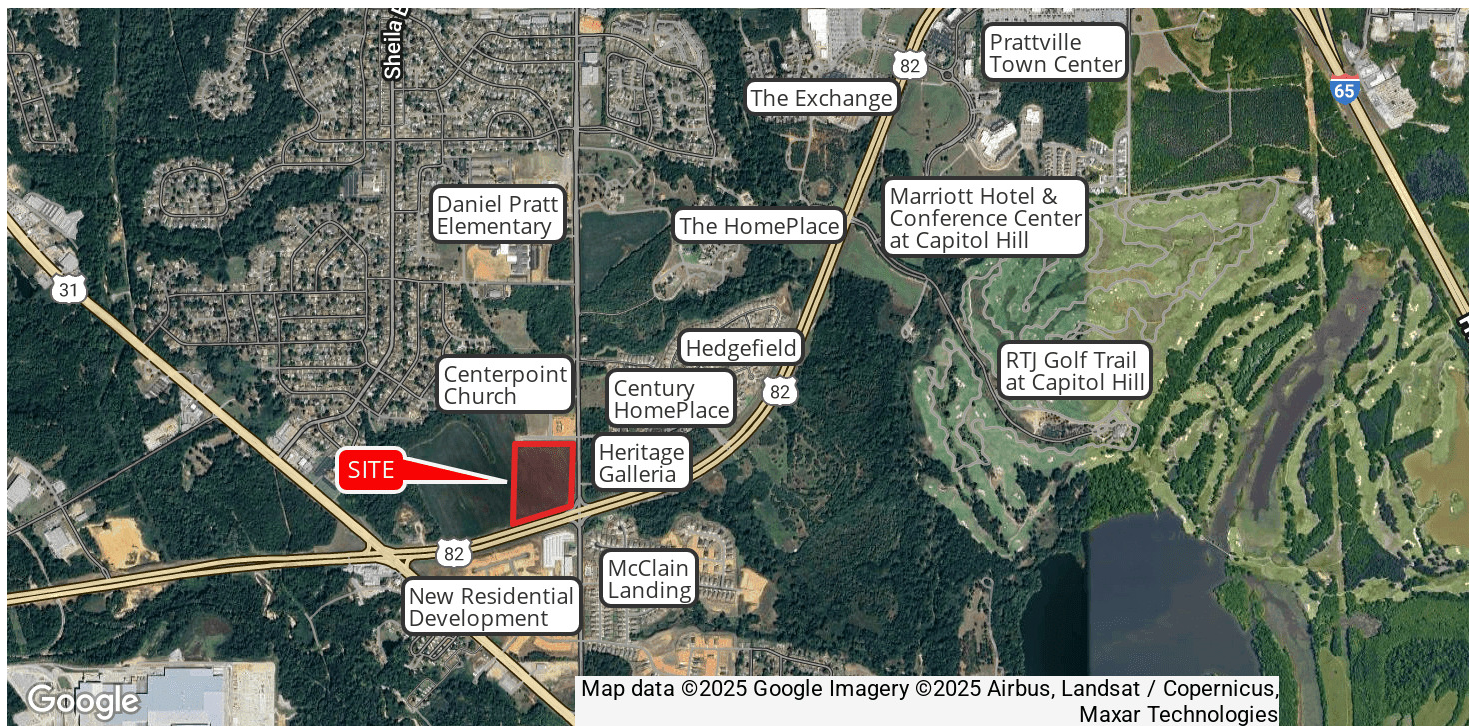


HERITAGE LUXE

McQueen Smith Road at Hwy 82, Prattville, AL 36066



PROPERTY DESCRIPTION

Aronov Realty Brokerage, Inc. is pleased to offer the opportunity to ground lease lots or purchase the entire development or individual lots located on McQueen Smith Road in Prattville, Alabama. This location is perfectly positioned on the corner of Hwy 82 and McQueen Smith offering excellent visibility and traffic from both Montgomery and Prattville. There are multiple subdivisions and apartment complexes within a 5 minute walk with several more planned for development, as well as thousands of single family homes within a 5 mile radius amplifying the opportunity for business. Robert Trent Jones Golf Trail sits approximately 2 miles from this location offering an excellent opportunity to capture traffic from this upscale development. Don't miss the chance to grow with the amazing Prattville community. Call agent for additional information.

LOCATION DESCRIPTION

Experience the charm and vitality of Prattville, AL, a dynamic backdrop for your next business venture. Known for its thriving community and close proximity to Montgomery, this location offers a robust range of amenities and conveniences. With a diverse array of local shops, restaurants, and cultural experiences, this area provides an inviting setting to captivate both customers and residents alike. Uncover the possibilities that await at Heritage Galleria as you tap into the potential of this bustling location.

PRESENTED BY:

David Potts

Specializing in Commercial Sales & Leasing Transactions
334.354.2627
david.potts@aronov.com

PROPERTY HIGHLIGHTS

- Sale or Ground Lease Opportunity
- Excellent Visibility on Highway 82
- Traffic from Prattville and Montgomery
- New Development Residential/Retail Area
- Less Than 2 Miles from Robert Trent Jones Golf Trail
- Easy Access to and from Montgomery Via Highway 31

OFFERING SUMMARY

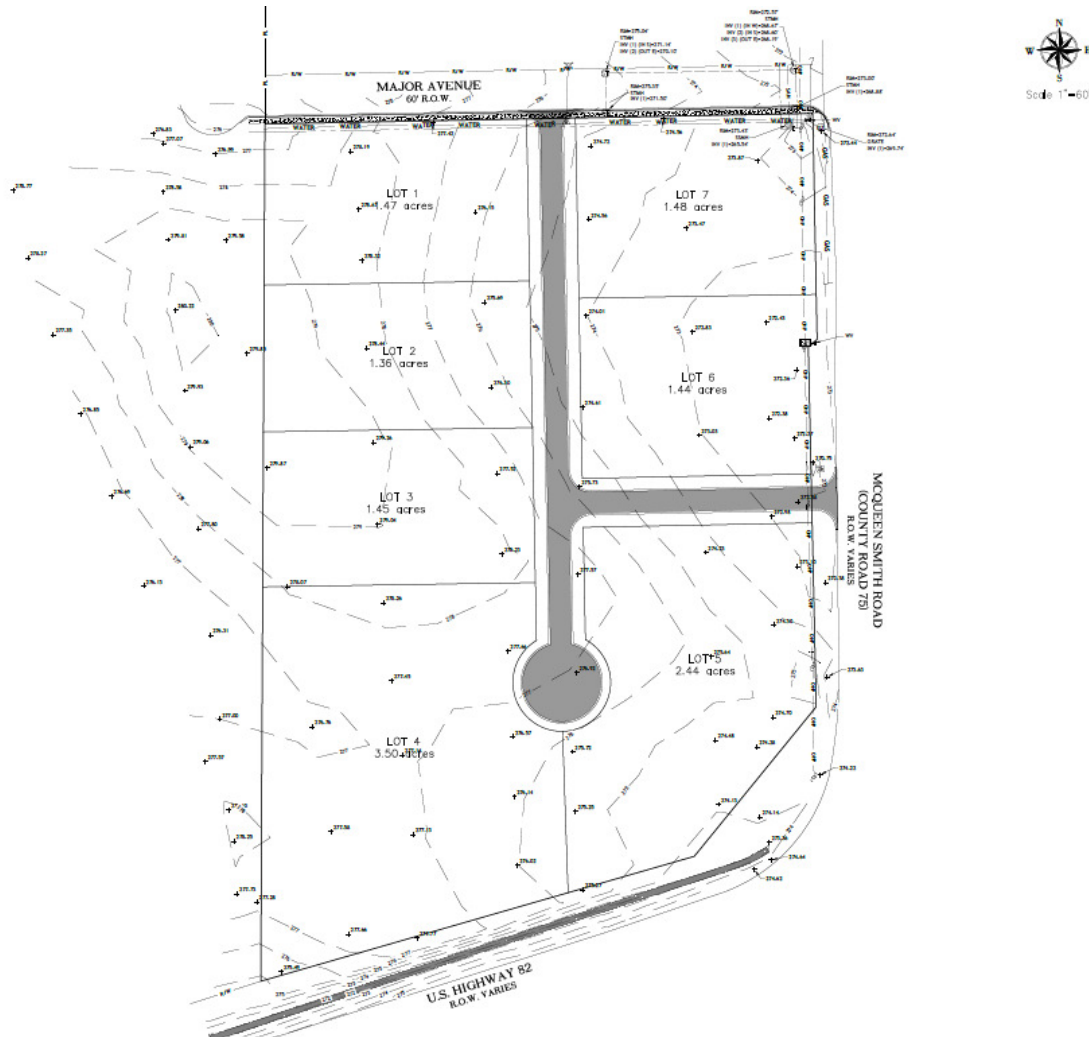
Sale/Lease Rate:	Call Agent for Pricing
Lot Sizes:	1.36 to 3.50 Acre Lots
Total Acreage:	14.65 Acres
Zoning:	B-2 Retail/Commercial
Frontage:	681' Hwy 82 799' McQueen Smith
Traffic Count:	13,960 ADT

aronovcommercial.com

3500 Eastern Boulevard
Montgomery, AL 36116

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STATUS	LOT #	SUB-TYPE	SIZE	ZONING
Available	1	Retail	1.47 Acres	B-2
Available	2	Retail	1.36 Acres	B-2
Available	3	Retail	1.45 Acres	B-2
Available	4	Retail	3.5 Acres	B-2
Available	5	Retail	2.44 Acres	B-2
Available	6	Retail	1.44 Acres	B-2
Available	7	Retail	1.48 Acres	B-2

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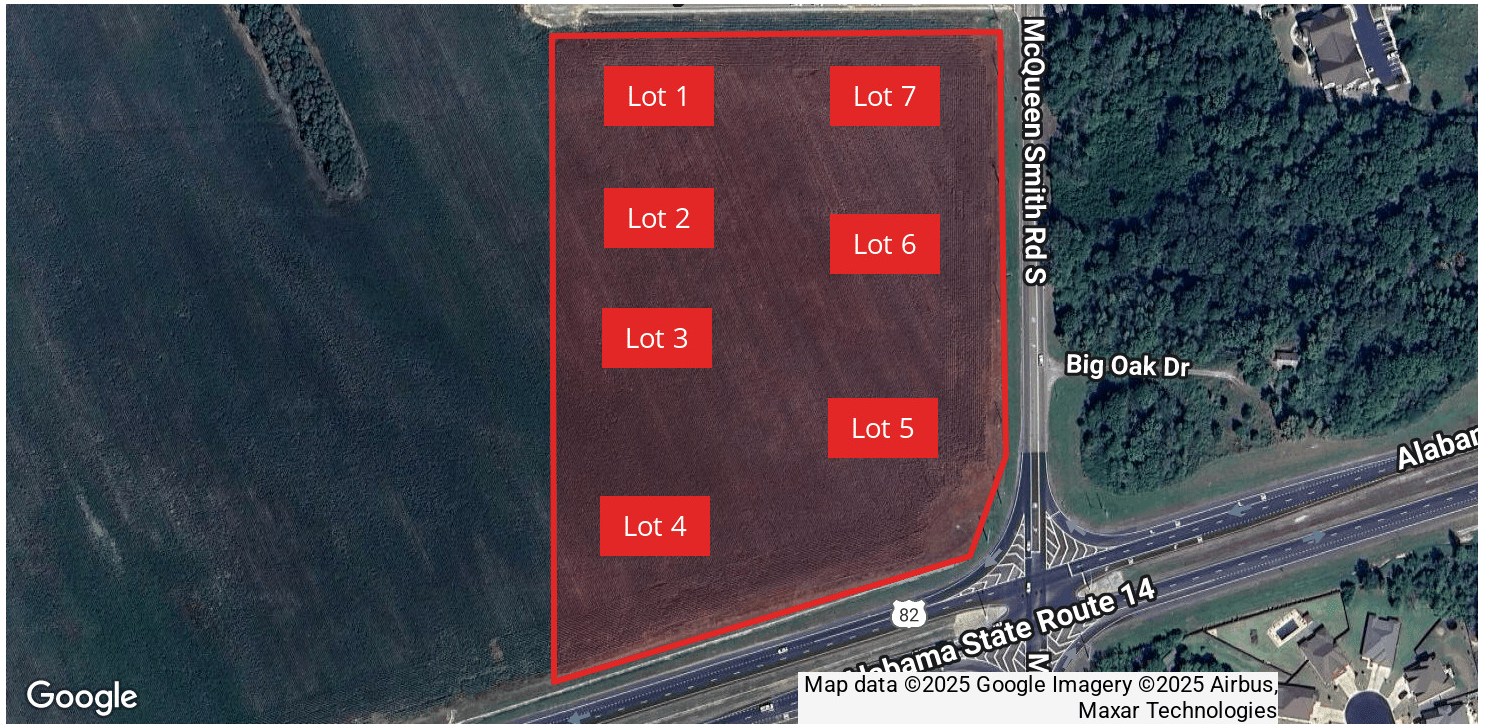
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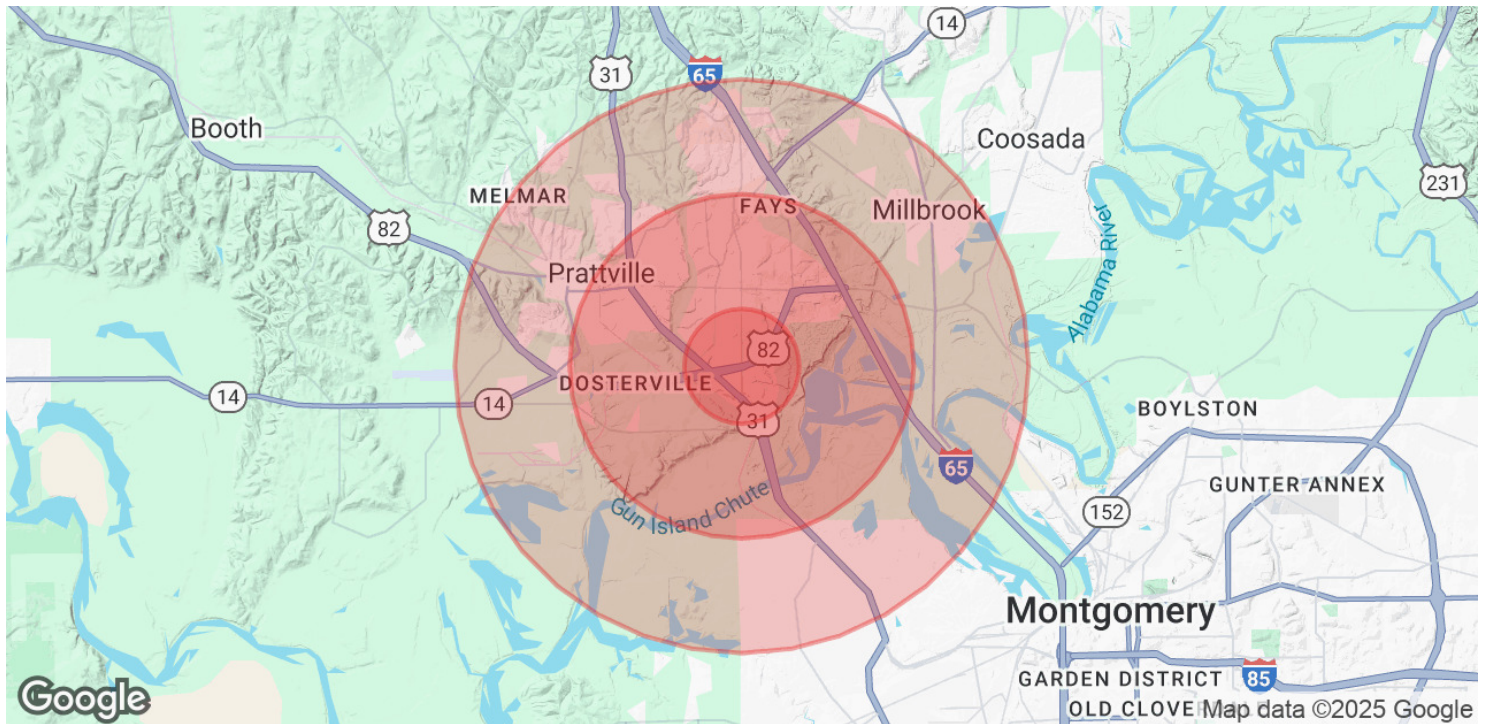
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,200	22,284	46,719
Average Age	40	40	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,394	9,279	18,249
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$81,980	\$91,346	\$90,320
Average House Value	\$204,943	\$206,953	\$219,126

Demographics data derived from AlphaMap

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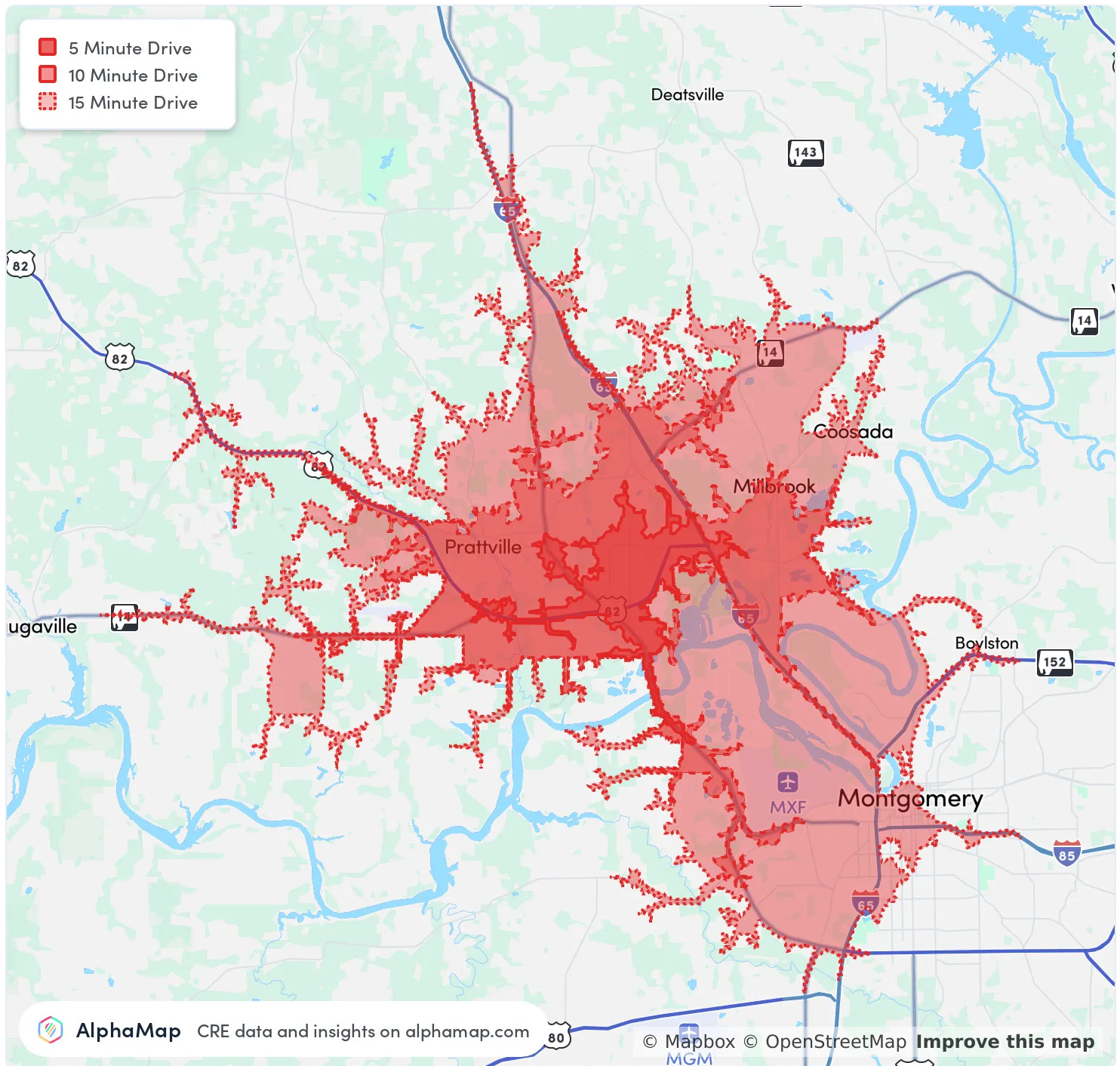
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