



FRANKLIN CENTER

14001 Highway 43,
Russellville, AL 35653

PRESENTED BY:

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REAL ESTATE  SOUTHEAST_{LLC}

REAL ESTATE SOUTHEAST

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Property Summary

FRANKLIN CENTER | 14001 HIGHWAY 43, RUSSELLVILLE, AL 35653

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PROPERTY DESCRIPTION

Franklin Center is a busy community shopping center adjacent to Walmart. in Russellville, Alabama. The center is strategically located with high visibility and access off Highway 43. Lease spaces and outparcels are available.

PROPERTY HIGHLIGHTS

- Multiple suites available in Franklin Center (± 771 - $\pm 10,114$ SF)
- Busy community shopping center adjacent to Walmart
- Shopping Center tenants include Tractor Supply, Foodland, Russellville Drugs, Thomas Discount Tobacco, Aaron's, Western Finance, Community Spirit Bank, Waffle House, etc.
- Out parcels also available
- Great visibility and access off Hwy 43 just north of Hwy 24

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	22
Available SF:	± 771 - $\pm 10,114$ SF
Lot Size:	± 18 Acres
Building Size:	$\pm 115,000$ SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	400	5,382	10,031
Total Population	1,040	13,979	25,603
Average HH Income	\$40,460	\$43,561	\$45,785

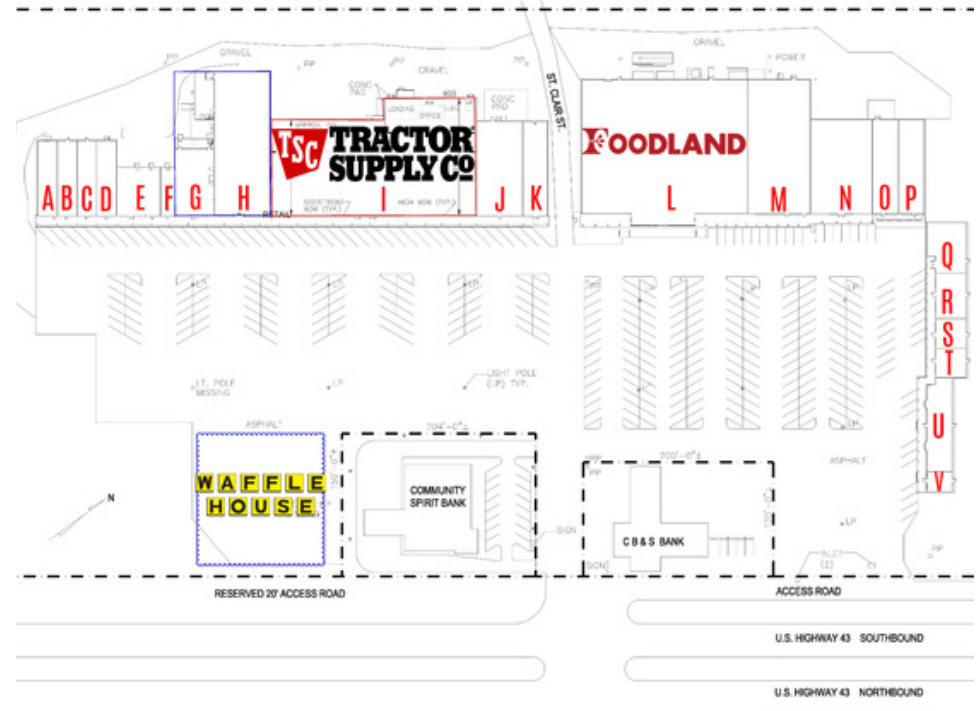
Available Spaces

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LEASE TYPE | NNN **LEASE SPACE** | 771 - 10,114 SF
LEASE TERM | Negotiable **LEASE RATE** | Negotiable

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
A	1,780 SF	NNN	Negotiable
F	771 SF	NNN	Negotiable
G	3,397 SF	NNN	Negotiable
H	10,114 SF	NNN	Negotiable
K	2,450 SF	NNN	Negotiable
N	9,382 SF	NNN	Negotiable
P	1,350 SF	NNN	Negotiable
T	960 SF	NNN	Negotiable
S	960 SF	NNN	Negotiable
U	3,255 SF	NNN	Negotiable



Area Retail

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