



# HIGH POINT

TOWN CENTER

481,000 SF OPEN AIR SHOPPING CENTER

2431 COBBS FORD ROAD  
PRATTVILLE, AL 36066

**CBRE**

PROPERTY HIGHLIGHTS

Join the resurgence, of High Point Town Center! This open air lifestyle center is strategically located at the highly trafficked intersection of I-65 and Cobbs Ford Road in Prattville, Alabama, and explosive submarket of Montgomery, the State's Capitol. Multiple opportunities are available for retailers to join the momentum at High Point Town Center!





481,000 SF OPEN AIR SHOPPING CENTER ANCHORED BY:

Publix

belk



JCPenney



Ivy Classical Academy will occupy over 90,000 SF in 2024



Excellent Access from Cobbs Ford Road and Bass Pro Boulevard



Small Shops and Outparcels Available for Retail



Restaurant and Office Uses



38-Acre Phase II Available for Multi-Family Component

Area Retailers Include:

KAY  
JEWELERS



ULTA  
BEAUTY



ROSS



PETSMART

HOBBY  
LOBBY

KOHL'S

TJ-maxx



AREA HIGHLIGHTS

# Prattville, Alabama

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Prattville is an affluent sub-market of Montgomery, AL



MSA Montgomery is the 2nd largest City in Alabama and also the state capital



Capitol Hill, part of the Robert Trent Jones Golf Trail, features the Yokohama Tire LPGA Classic



Prattville has experienced explosive retail and population growth over the last decade

LARGEST EMPLOYERS IN THE AREA INCLUDE:

12,280 

Maxwell Gunter  
Air Force Base

4,524 

Montgomery  
Public Schools

9,500 

The State  
of Alabama

4,300 

Baptist  
Health

3,000 

Hyundai  
Motors

S I T E P L A N

# Availability Overview

## Phase One Leasing

- + Restaurant Spaces Available
- + Second Generation Apparel Available
- + Multiple first generation spaces Delivered from warm vanilla shell (various sizes)

## Opportunity Zone Land Parcels

# 8 Outparcels Available

32,000+

VPD FROM COBBS FORD RD



MAP KEY

- Small Space
- Land Parcel
- Leased
- New Tenants



SITE PLAN

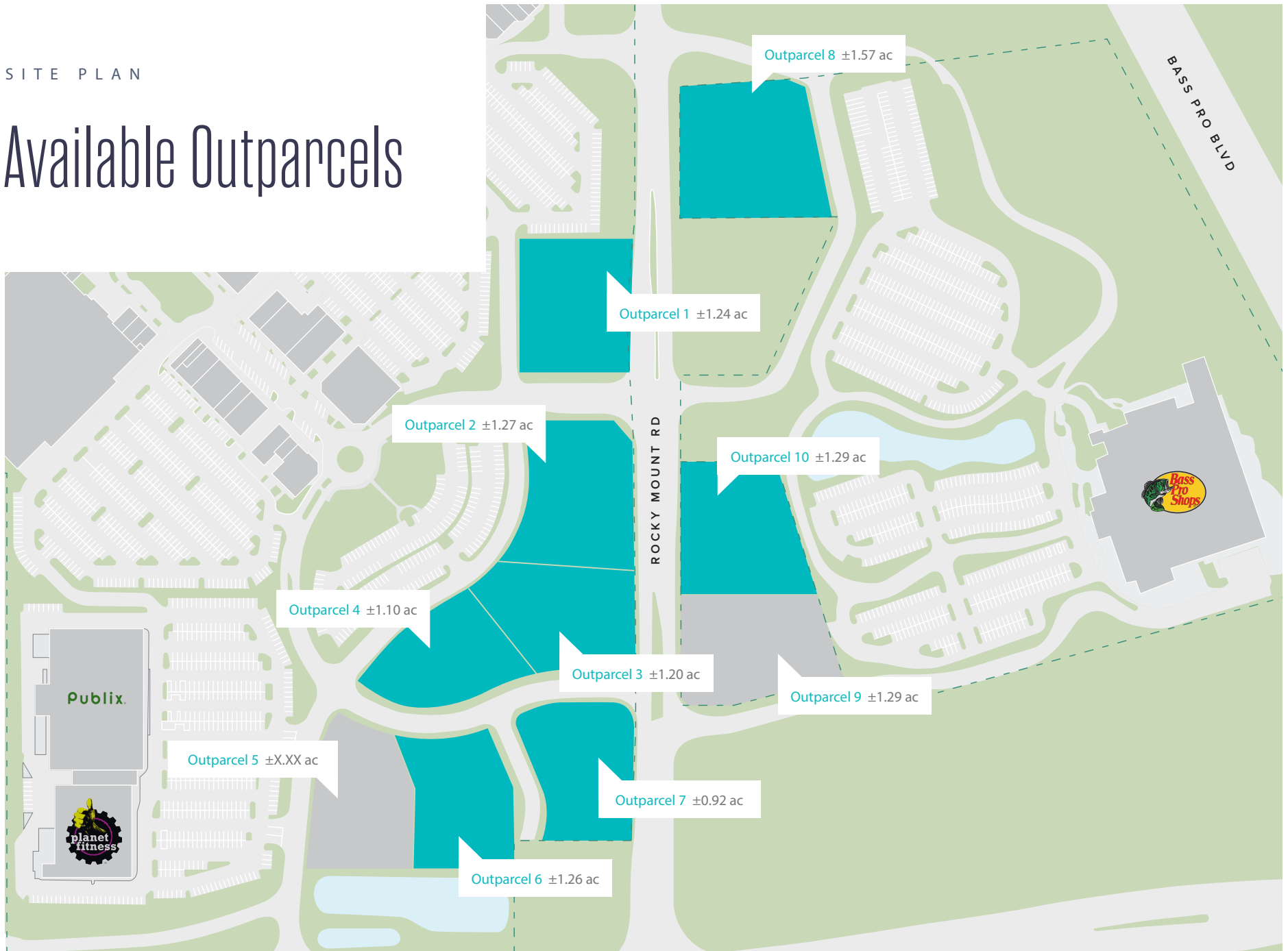
# Phase 1 Leasing





SITE PLAN

# Available Outparcels





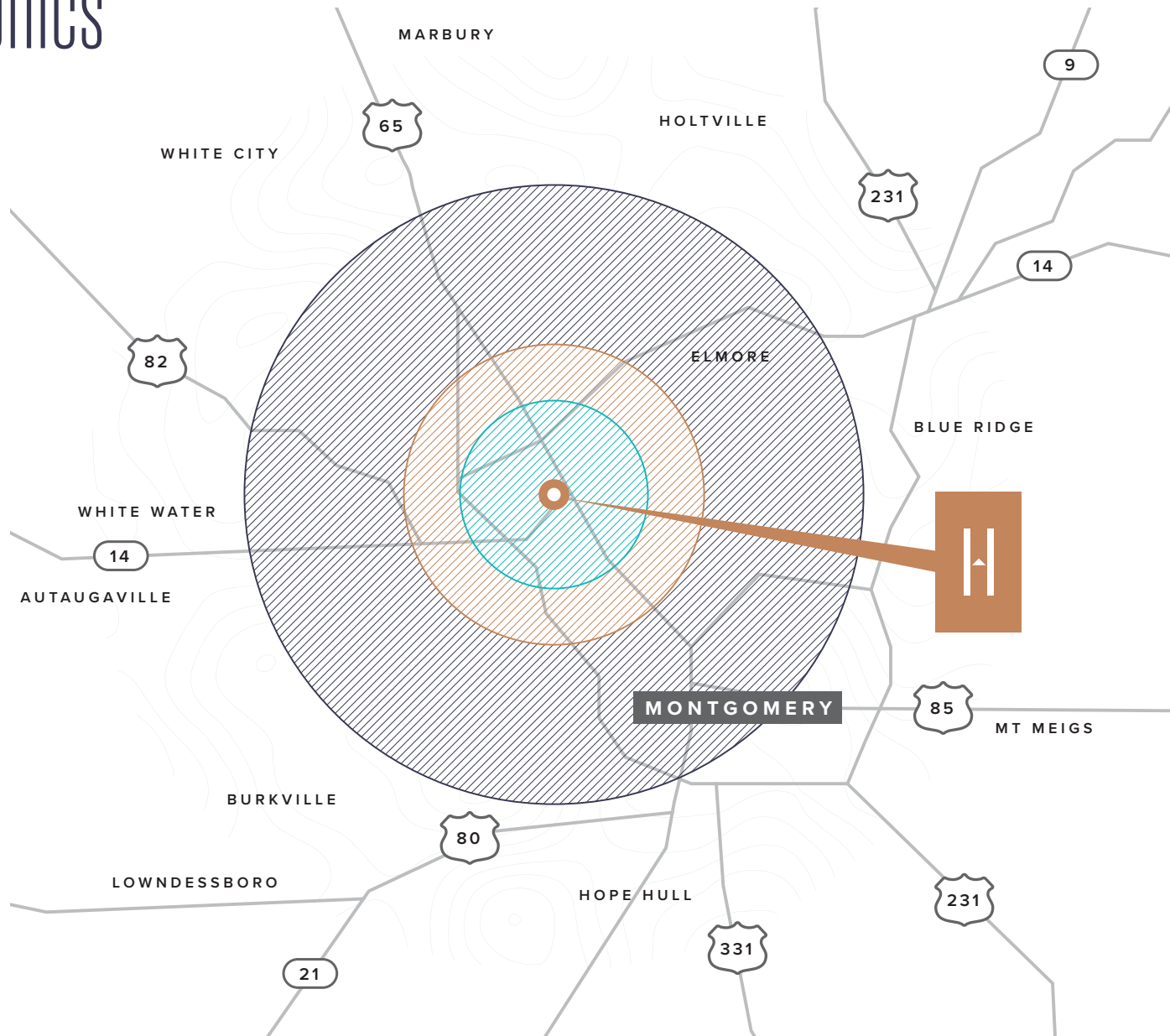


# Demographics

10 miles

5 miles

3 miles



POPULATION	3 MILE	5 MILES	10 MILES
2023 Population - Current Year Estimate	27,593	54,040	139,190
2028 Population - Five Year Projection	28,508	55,372	140,151
2020 Population - Census	26,155	52,376	138,049
2010 Population - Census	22,834	47,283	138,324
2020-2023 Annual Population Growth Rate	1.66%	0.97%	0.25%
2023-2028 Annual Population Growth Rate	0.65%	0.49%	0.14%
HOUSEHOLDS			
2023 Households - Current Year Estimate	10,921	21,300	52,807
2028 Households - Five Year Projection	11,379	22,028	53,657
2010 Households - Census	8,678	17,809	49,793
2020 Households - Census	10,340	20,565	51,875
2020-2023 Compound Annual Household Growth Rate	1.70%	1.09%	0.55%
2023-2028 Annual Household Growth Rate	0.83%	0.67%	0.32%
2023 Average Household Size	2.51	2.52	2.46
HOUSEHOLD INCOME			
2023 Average Household Income	\$86,271	\$80,986	\$70,887
2028 Average Household Income	\$97,313	\$91,829	\$80,919
2023 Median Household Income	\$65,008	\$59,730	\$50,403
2028 Median Household Income	\$73,521	\$67,541	\$56,087
2023 Per Capita Income	\$34,489	\$31,985	\$27,305
2028 Per Capita Income	\$39,248	\$36,604	\$31,470
HOUSING UNITS			
2023 Housing Units	11,623	22,720	60,631
2023 Vacant Housing Units	702	1,420	7,824
2023 Occupied Housing Units	10,921	21,300	52,807
2023 Owner Occupied Housing Units	6,851	14,411	32,798
2023 Renter Occupied Housing Units	4,070	6,889	20,009
EDUCATION			
2023 Population 25 and Over	18,939	37,155	94,230
HS and Associates Degrees	6,379	13,140	33,155
Bachelor's Degree or Higher	7,642	12,195	25,233
PLACE OF WORK			
2023 Businesses	966	1,744	5,407
2023 Employees	11,206	18,450	84,760





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TOWN CENTER

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