



RETAIL PROPERTY FOR LEASE

505 Hwy 80 West,
Demopolis, AL 36732

PRESENTED BY:

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Executive Summary

DEMOPOLIS TOWNE CENTER | 505 HWY 80 WEST, DEMOPOLIS, AL 36732



OFFERING SUMMARY

Available SF:	15,057 SF
Lease Rate:	\$5.00 - 7.00 SF/yr (NNN)
Lot Size:	10.13 Acres
Year Built:	1990
Building Size:	65,069
Renovated:	2007
Zoning:	Commercial
Market:	Tuscaloosa, AL
Submarket:	Meridian, MS

PROPERTY OVERVIEW

Well located on U.S. Hwy. 80, offering great visibility and access to the Marengo County market.. Just ½ mile east of Wal-Mart Super center. Anchored by Citi Trends, Hibbett Sports & Davita. Growing 35 mile trade area; up 38%, serving 45,000 captive customers between Selma, AL and Meridian, MS.

PROPERTY HIGHLIGHTS

- Well located on U.S. Hwy. 80, offering great visibility and access to the Marengo County market.
- ½ mile east of Wal-Mart Super center.
- Anchored by Citi Trends, Hibbett Sports and Davita.
- Growing 35 mile trade area; up 38%.
- 45,000 captive customers between Selma, AL and Meridian, MS.

Property Details & Highlights

DEMOPOLIS TOWNE CENTER | 505 HWY 80 WEST, DEMOPOLIS, AL 36732



Building Name	Demopolis Towne Center
Property Type	Retail
Property Subtype	Community Center
Building Size	65,069 SF
Lot Size	10.13 Acres
Year Built	1990
Year Last Renovated	2007
Construction Status	Existing
Free Standing	Yes

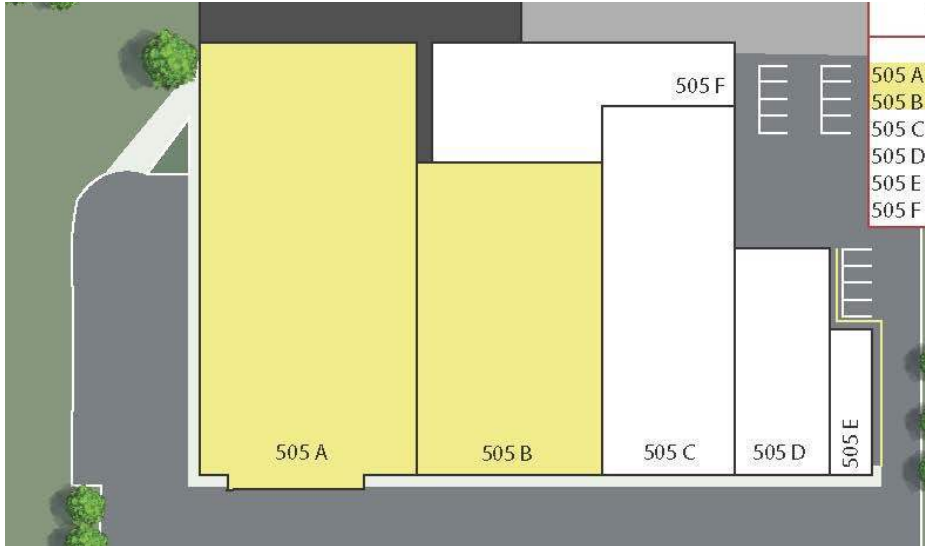
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- Well located on U.S. Hwy. 80, offering great visibility and access to the Marengo County market.
- ½ mile east of Wal-Mart Super center.
- Anchored by Dirt Cheap, Citi Trends, Hibbett's and Davita.
- Dirt Cheap opening Oct. 2022
- Growing 35 mile trade area; up 38%.
- 45,000 captive customers between Selma, AL and Meridian, MS.

Lease Spaces

DEMOPOLIS TOWNE CENTER | 505 HWY 80 WEST, DEMOPOLIS, AL 36732



LEASE INFORMATION

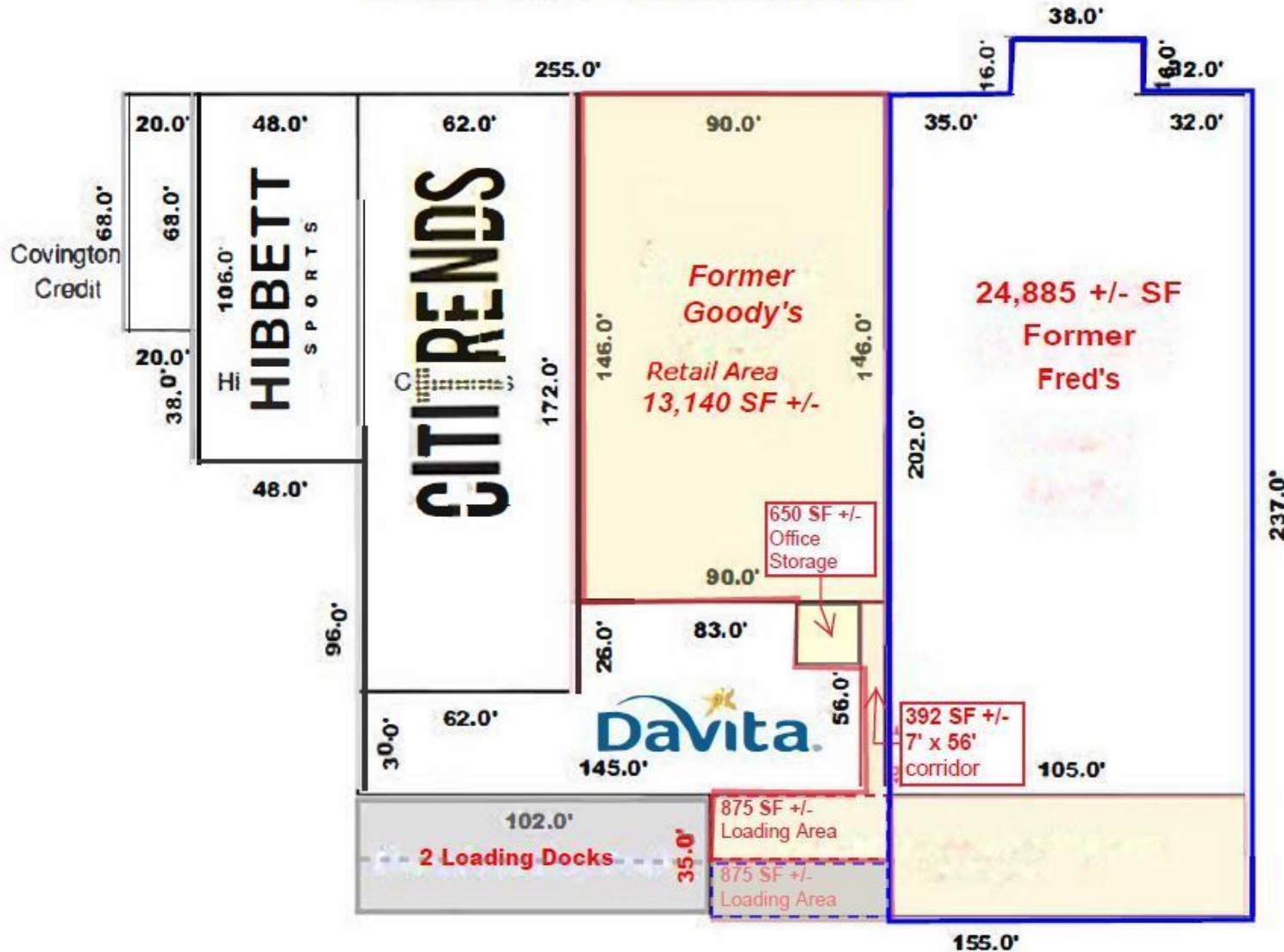
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	15,057 SF	Lease Rate:	\$5.00 - \$7.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
505-B	Available	15,057 SF	NNN	\$5.00 - 7.00 SF/yr	Former Goody's. Approximately 15,057 SF with loading area and dock.

Building Plan

DEMOPOLIS TOWNE CENTER | 505 HWY 80 WEST, DEMOPOLIS, AL 36732



Retailer Map

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