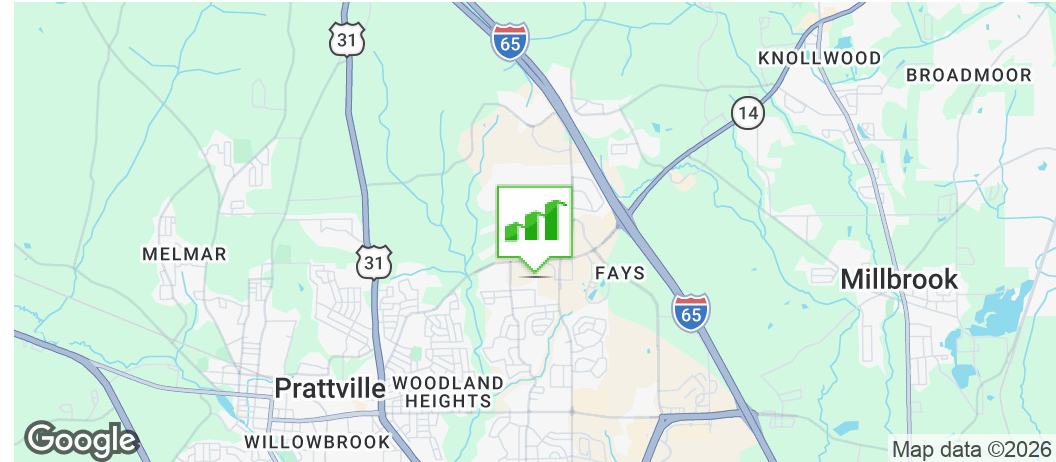


198-210 MEDICAL CENTER DRIVE

210 MEDICAL CENTER DRIVE, PRATTVILLE, AL 36066

Executive Summary



OFFERING SUMMARY

Sale Price:	Contact Agent
Lot Size:	± 0.93 Acres
Year Built:	2000
Building Size:	± 8,750
Zoning:	Commercial
Market:	Prattville, AL Exit 181

PROPERTY OVERVIEW

Introducing 210 Medical Center Drive in Prattville, AL. This 8,750 SF Commercial property, built in 2000, is zoned Commercial and strategically located just off Highway 14, this property offers excellent visibility and accessibility. Its prime position in Prattville's high-growth area, alongside established medical tenants and adjacent to the new Baptist Cancer Center, presents an unparalleled opportunity for continued success. With strong demographics and easy accessibility to Interstate 65, this property is a rare find in a sought-after location.

PROPERTY HIGHLIGHTS

- Positioned just off Highway 14, a major Prattville thoroughfare with excellent visibility and accessibility
- Fully Built Out Medical Space
- Medical Synergy – Surrounded by established medical tenants and directly adjacent to the new Baptist Cancer Center
- Prime Growth Corridor – Located in Prattville's high-growth area, known nationally as a popular golf destination that attracts steady traffic and visitors
- Strong Demographics – High-density neighborhoods and new business developments within 1 mile, creating demand for service-based retail or specialty businesses
- Retail & Lifestyle Amenities Nearby – Minutes from Target, Home Depot, Lowe's, Books-A-Million, Starbucks, Publix, Bass Pro Shops, and numerous dining and shopping options

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MOORE COMPANY REALTY

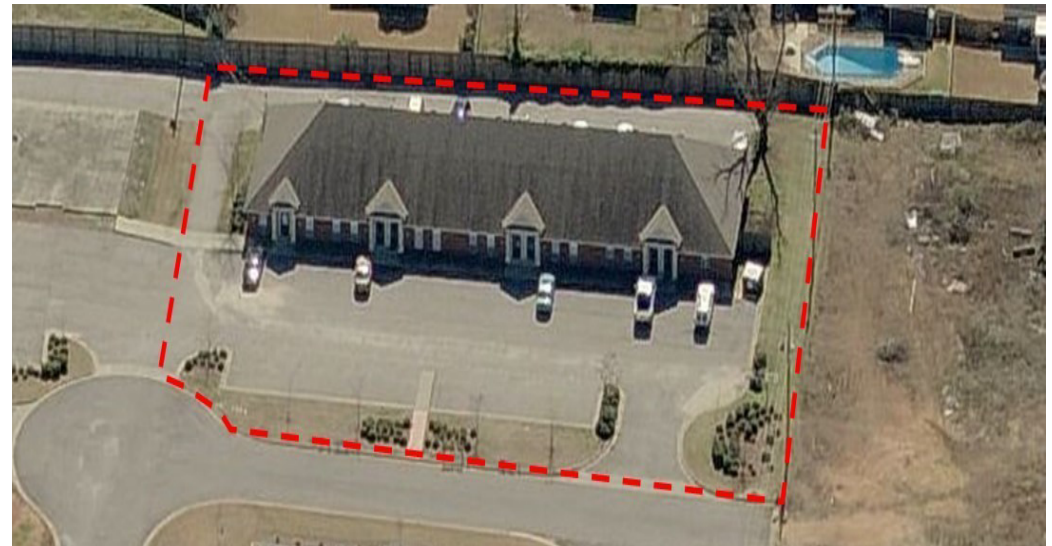
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Photos



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Prattville City Information



The Preferred Community
WHERE PROGRESS & PRESERVATION GO HAND IN HAND



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Prattville City Information



Central Alabama Radiology and Oncology building a \$3.5 million office on Jasmine Trail.

James Hardie Building Products beginning construction on a manufacturing plant in the city's south industrial park. The \$220 million plant will bring 200 jobs.

MRaine Industries in Autaugaville opened its water bottling facility in April 2018. The \$6.5 million plant is bottling 100,000 bottles a month and is for sale in 105 locations.

A total investment in the downtown area of \$495,000 by new or existing businesses. Central Alabama Community College opened its satellite campus in Prattville in August 2018. This will help expand areas highly qualified workforce.

Along U.S. 82, across from the Doster Road cutoff, is part of Prattville's \$7.5 million road and bridge project. A bridge over the CSX railroad and a mile and a half of roadway will create a connector to the 600-acre South Industrial Park.

Expansion of the Pine Creek Wastewater Treatment Plant Prattville has been named one of the Top 25 places to retire by MONEY Magazine.



The military community represents 68,473 people in The River Region Area This number represents active duty military, students in/at Air University, AF Reserve, National Guard, DoD civilians, military contractors, military retirees and all their family members in the greater Montgomery Metro Area.

The Defense Information Systems Agency Datacenter, located on Maxwell-Gunter, stores all of the electronic medical records for the entire Department of Defense. It is the largest Oracle database in the world.



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Retail Map



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