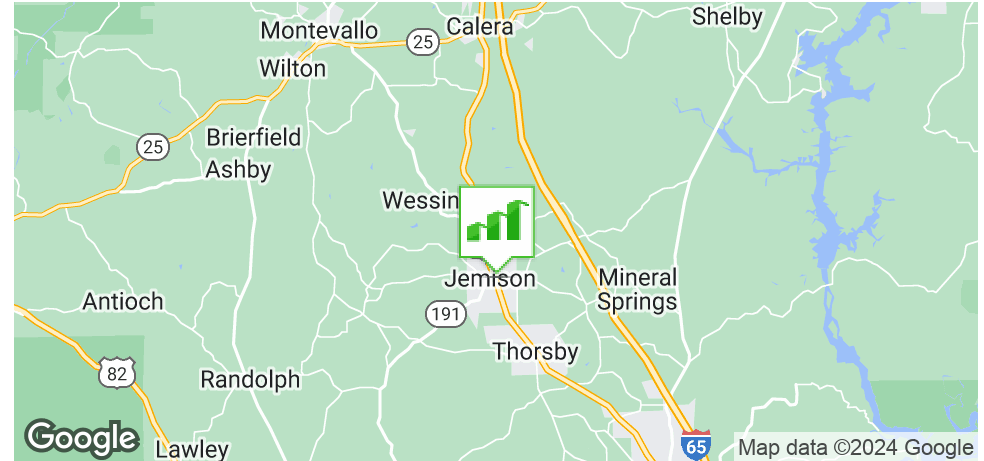


COBB PLAZA SHOPPING CENTER

24716 US-31, JEMISON, AL 35085

Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,800,000
Cap Rate:	7.94%
NOI:	\$222,311
Lot Size:	5.77 Acres
Year Built:	1972
Building Size:	60,235
Zoning:	Commercial
Price / SF:	\$46.48

PROPERTY HIGHLIGHTS

- Excellent investment opportunity Shopping Center with Credit Tenants
- Credit Tenants: O'Reilly Auto Parts & Piggly Wiggly
- Located on a Major Thoroughfare in Jemison
- On-site parking from Employees & Customers
- Located on US-31 with local traffic counts of $\pm 10,242$
- 3.8 \pm Miles from I-65
- 15 minute commute to Clanton, AL
- 30 minute commute to Hoover, AL



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Jmasters@mcrmpm.com

MOORE COMPANY REALTY

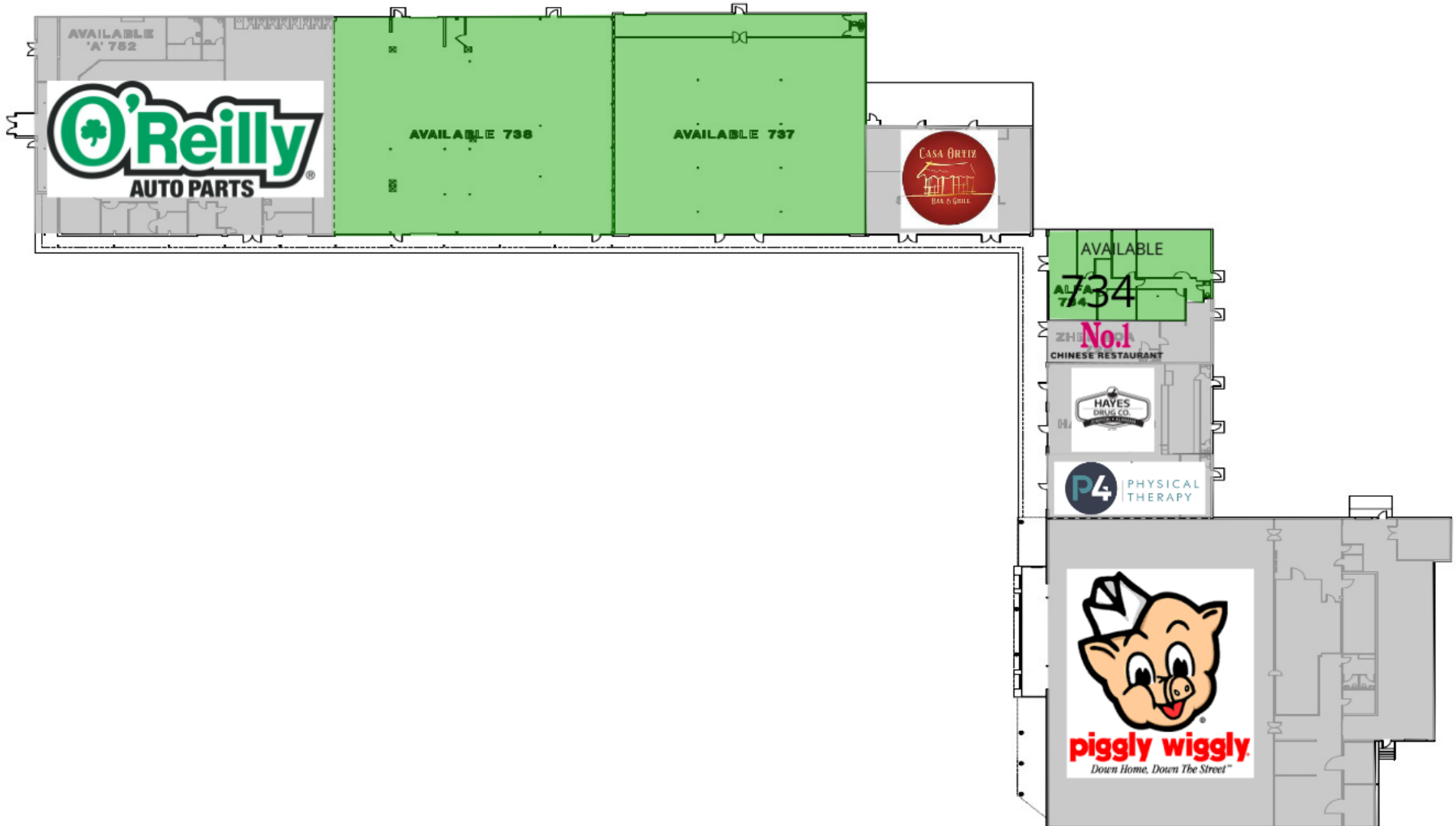
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Site Plan



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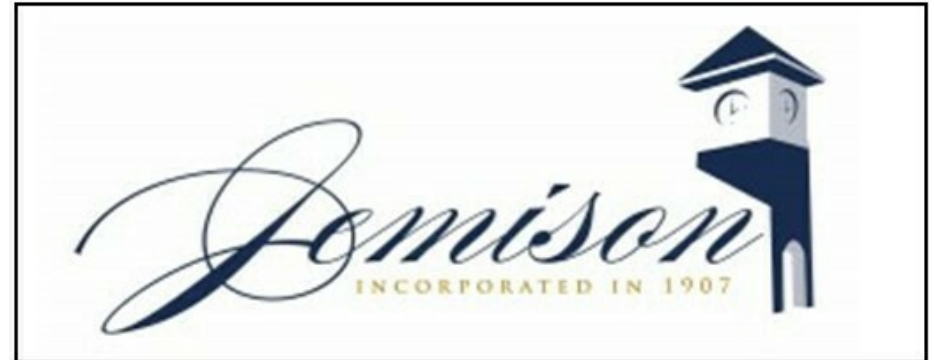
Jemison Alabama

JEMISON, AL- OVERVIEW

Jemison, Alabama, located at the geological end of the Appalachian Mountain Range, has a rich history that spans from its original Creek Indian inhabitants to its modern-day status as an agricultural hub. Initially a resting spot for stagecoach drivers, the area gained prominence with the development of the Louisville and Nashville (L&N) Railroad, and was named after Colonel Robert Jemison, Jr., a key figure in Alabama's early transportation infrastructure. Incorporated in 1907 and reincorporated in 1919, the city has been a center for various industries, from timberland and agriculture to sawmills and hotels, and has produced notable figures in social activism, politics, and journalism.

Jemison offers a unique travel experience for visitors of all ages. Immerse yourself in the town's fascinating past by exploring its historic sites, such as the Jemison Carnegie Library and the Jemison Depot Museum. Nature enthusiasts will be delighted by the abundance of outdoor activities available, including hiking through the scenic Cahaba River Wildlife Management Area or fishing in the serene Jemison City Lake. With its small-town charm and close proximity to larger cities like Birmingham and Montgomery, Jemison is the perfect destination for those seeking a peaceful getaway with plenty of opportunities for adventure.

At the 2020 census, the population was 2,462.



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COBB PLAZA SHOPPING CENTER

24716 US-31, JEMISON, AL 35085

Demographics

DEMOGRAPHIC SUMMARY

24716 US-31, Jemison, Alabama, 35085

Ring of 5 miles

KEY FACTS

10,686

Population



3,983

Households

39.8

Median Age

\$49,537

Median Disposable Income

EDUCATION

19%

No High School Diploma



43%

High School Graduate



24%

Some College



14%

Bachelor's/Grad/Prof Degree

INCOME



\$59,006

Median Household Income



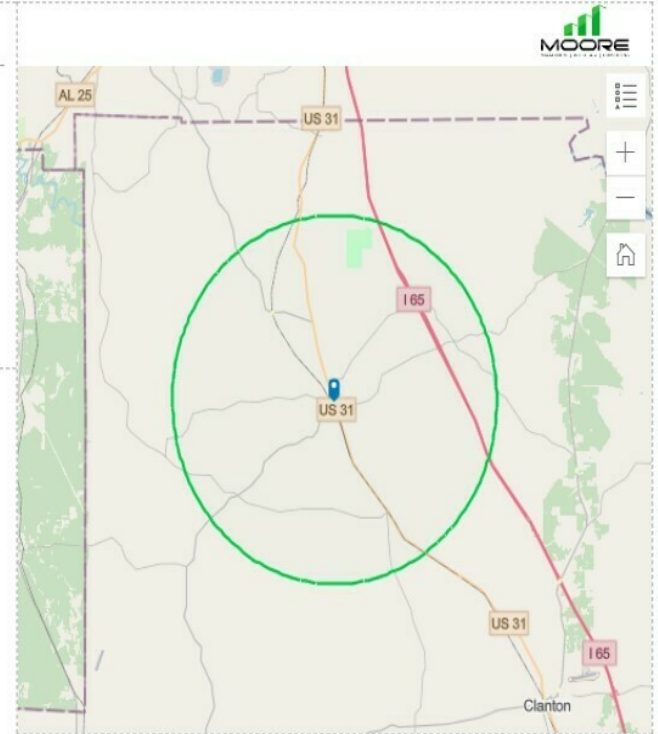
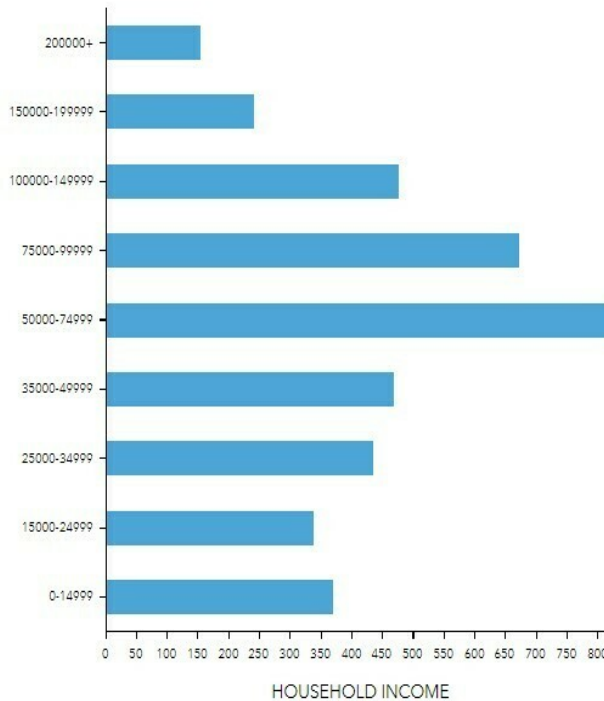
\$29,385

Per Capita Income



\$152,136

Median Net Worth



EMPLOYMENT



49%

White Collar



43%

Blue Collar



9%

Services

3.2%

Unemployment Rate

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Retail Map



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