



PROPERTY FOR LEASE

1016 - 1028 Highway 14 W,
Prattville, AL 36067

PRESENTED BY:

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REAL ESTATE SOUTHEAST

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Prattville, AL 36068

Executive Summary

PRATT CORNERS - DOLLAR GENERAL - PRATTVILLE, AL | 1016 - 1028 HIGHWAY 14 W, PRATTVILLE, AL 36067



OFFERING SUMMARY

Available SF: 1,200 - 21,780 SF

Lease Rate: \$2.53 - 18.00 SF/yr (NNN;
Ground)

Lot Size: 2.0 Acres

Building Size: 17,550

Zoning: B2

Market: Montgomery

Submarket: Prattville

PROPERTY HIGHLIGHTS

- Anchored by high performing Dollar General
- Fast growing area.
- Conveniently Located at the intersection of Hwy. 82 Bypass and Hwy 14
- Great access and visibility
- Near the James Hardie Building materials and International Paper
- See info link here: <https://www.realestatesoutheast.com/properties/?propertyId=317789-lease>

Property Summary

PRATT CORNERS - DOLLAR GENERAL - PRATTVILLE, AL | 1016 - 1028 HIGHWAY 14 W, PRATTVILLE, AL 36067



PROPERTY DESCRIPTION

High performing Dollar General, conveniently located on Hwy 14 just west of the busy intersection of Hwy. 82 Bypass and Hwy 14. Great access and visibility. Near the new James Hardie Building materials and International Paper.

See info link here: <https://www.realestatesoutheast.com/properties/?propertyId=317789-lease>

PROPERTY HIGHLIGHTS

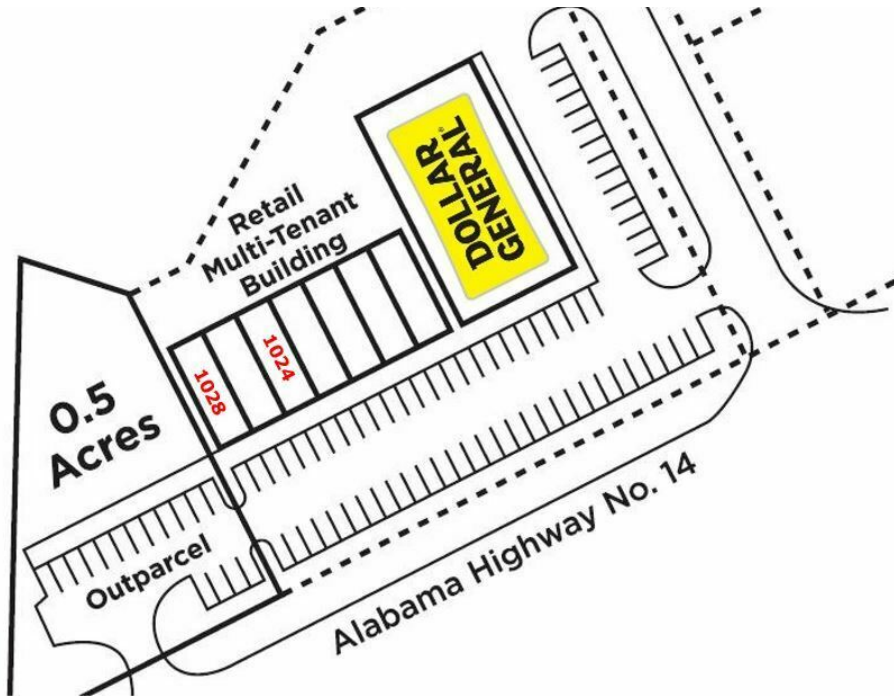
- High performing Dollar General
- Conveniently Located at the intersection of Hwy. 82 Bypass and Hwy 14
- Great access and visibility
- Near the new James Hardie Building materials and International Paper
- See info link here: <https://www.realestatesoutheast.com/properties/?propertyId=317789-lease>

Lease Rate:	\$14.00 - 16.00 SF/yr (NNN; Ground)
Number of Units:	8
Available SF:	1,200 - 21,780 SF
Lot Size:	2 Acres
Building Size:	17,550 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,377	15,982	31,837
Total Population	3,592	42,196	87,815
Average HH Income	\$63,935	\$65,810	\$63,819

Lease Spaces

PRATT CORNERS - DOLLAR GENERAL - PRATTVILLE, AL | 1016 - 1028 HIGHWAY 14 W, PRATTVILLE, AL 36067

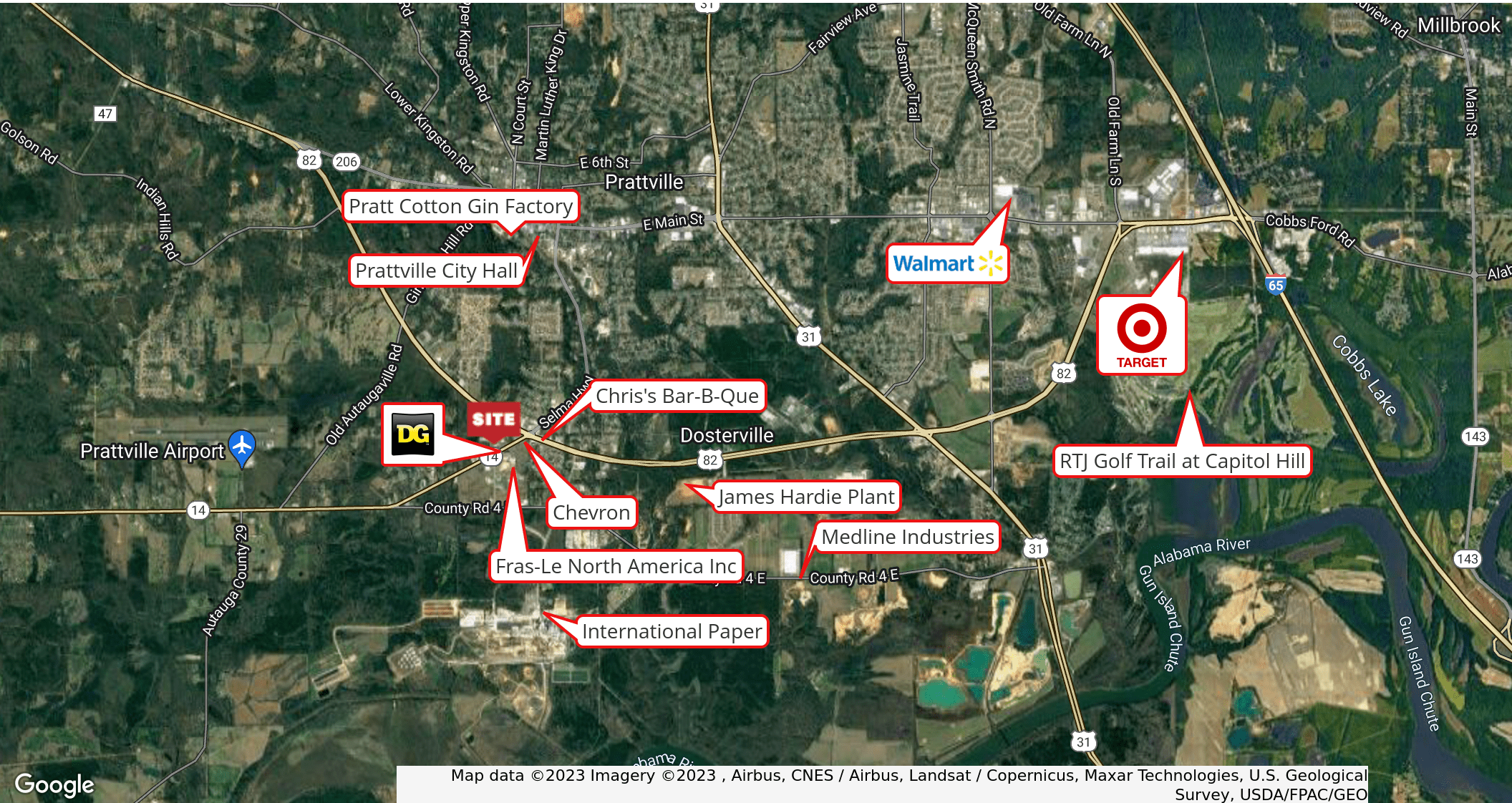


AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1024	Available	1,200 - 3,600 SF	NNN	\$14.00 - 16.00 SF/yr	1200 SF office.
1/2 AC Out Pad	Available	0.5 Acres	Ground Lease	\$55,000 - 75,000 per year	Out pad available next to Dollar General retail center.
1028 Hwy. 14 W	Available	1,200 SF	NNN	\$16.00 - 18.00 SF/yr	Former open office. End cap space with drive thru available.

Business Location Map

PRATT CORNERS - DOLLAR GENERAL - PRATTVILLE, AL | 1016 - 1028 HIGHWAY 14 W, PRATTVILLE, AL 36067



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Advisor Bio

PRATT CORNERS - DOLLAR GENERAL - PRATTVILLE, AL | 1016 - 1028 HIGHWAY 14 W, PRATTVILLE, AL 36067



LOUISE JENNINGS-MCCULLAR

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PROFESSIONAL BACKGROUND

Real Estate Southeast was founded in 2001 by Louise Jennings. As principal and an investor, Ms. Jennings is highly driven to provide positive results in the most efficient manner possible and understands the important responsibilities of creating value in retail properties, along with its day to day management and operations. With over 30 years of experience in the commercial real estate business, she also understands the importance of providing good service and delivering results. Ms. Jennings has redeveloped almost a million SF of retail space throughout the Southeast. This valuable experience is shared with the dedicated team at Real Estate Southeast. This team works diligently to keep tenants happy and properties running smoothly and profitably. Real Estate Southeast works closely with retailers, lenders, investors and industry professionals, earning a strong reputation for hands on service, delivering results. With extensive knowledge of the southeast markets, Real Estate Southeast is contracted to do market analysis and site selection. They worked with clients such as; ABC, DaVita, Dunkin Donuts, Honey Baked Ham and LifeChoice.

Louise Jennings and Real Estate Southeast are active in the community. Louise Jennings is a member of the Alabama Center for Real Estate Leadership Council (ACRE), International Council of Shopping Centers (ICSC), Prattville Millbrook Sunrise Rotary Club and First United Methodist Church. Jennings also serves on the following boards; Central Alabama Community Foundation, YMCA, Prattville Creative and Performing Arts Council, Autauga County Heritage Association (Past President). She is also a past director and supporter of Autauga County Family Support Center and is a great lover of animals. Louise Jennings is married to David McCullar. They live and work in Prattville, Alabama and Pensacola, Florida and travel across the southeast.

Real Estate Southeast

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