

For Lease

Pratt's Mill Shopping & Office Center

Corner Fairview Avenue & Old Farm Road



Building 1



Building 2 (2-Story with Elevator)

Unit 2048:

1st Floor of Building 2

Size: 1,675 S.F.

Rent: \$1,950 / month (\$13.97 / SF) Modified Gross Lease

Comments:

Open Front Area, Private Office, 2nd office, 1 bathroom and storage room

Unit 2074-78

2nd Floor of Building 2 (Former Central Alabama Community College)

Size: 5,400 S.F. (1,800 SF / Unit)

Rent: \$4,950 / month plus \$1,039.50 / month NNN charges

Comments:

5,400 SF (3 Units) which can be divided into 1,800 SF sections, each Unit measures 30' x 60'. Each has separate HVAC, bathrooms, and are separately metered for electricity.

Parking:

125 Parking Spaces or a 170:1 Parking Ratio which is excellent

Location:

1st Signaled Intersection west of I-65 at the Corner of Fairview Avenue and Old Farm Road. Directly across the highway from the Long Lewis Ford dealership. 4 curb cuts into the Center provide excellent access. This is a fast growing area of Prattville and should provide a great location for your retail or office needs.

Contact:

David S. Derbes, Inc.
PMSC Management
Prattville, Alabama 36066
dvd@pmscmgt.com

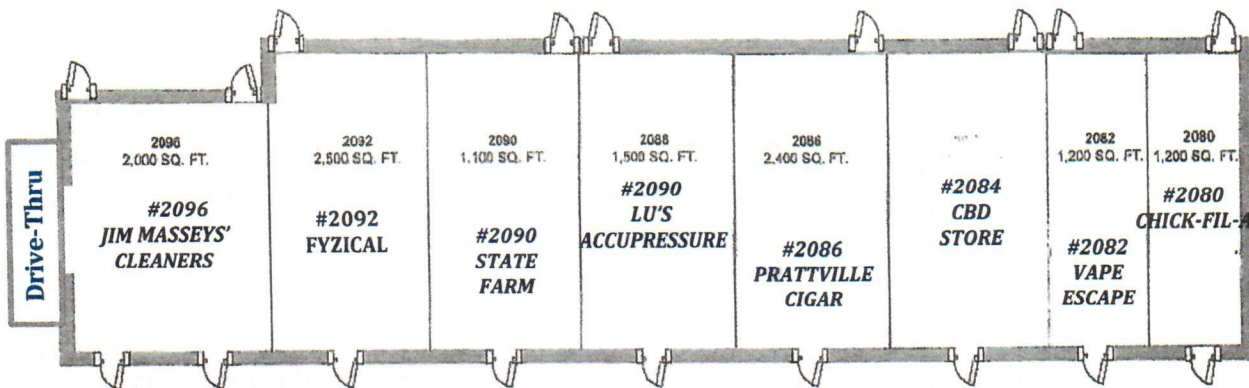
Cell: David: 985-264-2990 Cell: Valeri 985-807-5863 or Office (334) 380-9200

While not guaranteed the information provided herein is believed reliable 1-24-22

FLOOR PLAN

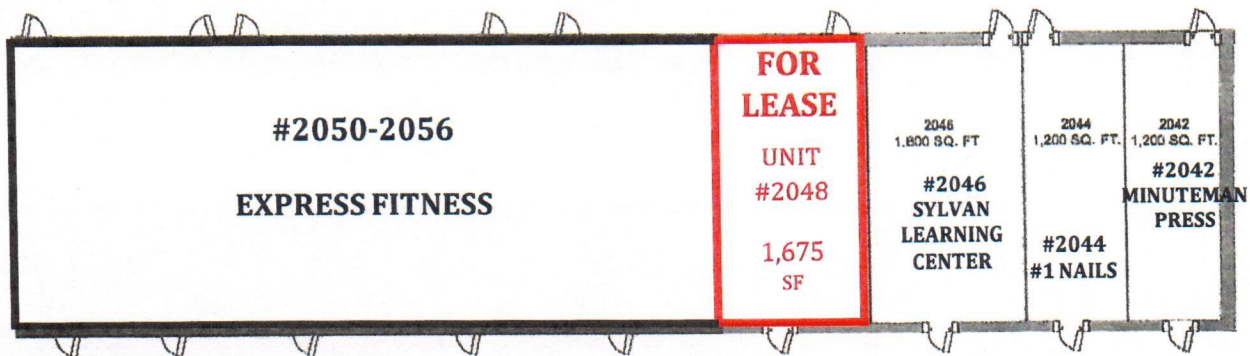
Pratt's Mill Shopping Center

BUILDING 1 (Fully Leased)



PRATT'S MILL SHOPPING CENTER
BUILDING 1

BUILDING 2 - 1st Floor



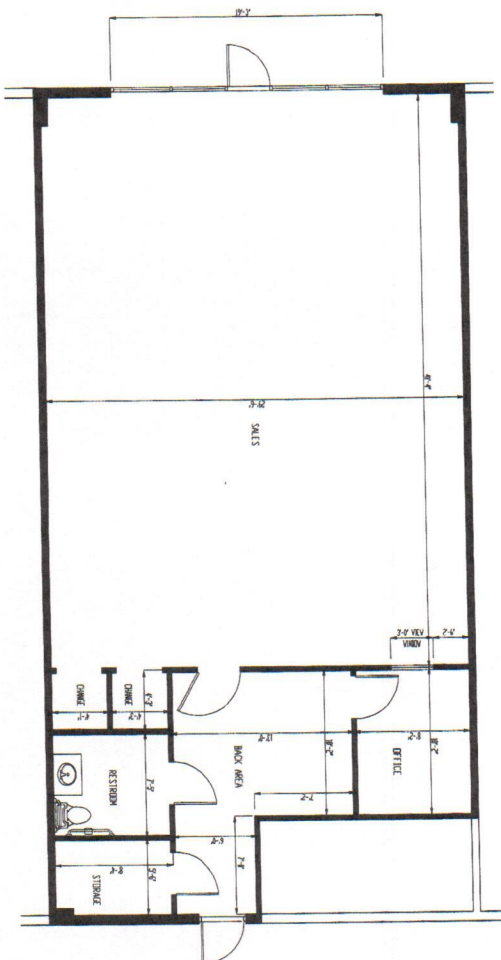
PRATT'S MILL SHOPPING CENTER
BUILDING 2 1ST FLOOR

BUILDING 2 - 2nd Floor



PRATT'S MILL SHOPPING CENTER
BUILDING 2 2ND FLOOR

Adjoins Sylvan Learning Center



2048 LEASE SPACE

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE:

LEASE FLOOR PLAN 1,685 SF

LEASE SPACE
2048

PRATTVILLE ALABAMA

SHEET TITLE

2048 LEASE SPACE
FLOOR PLAN

PROJECT NUMBER	PRA TMIL
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FILE NUMBER	2048
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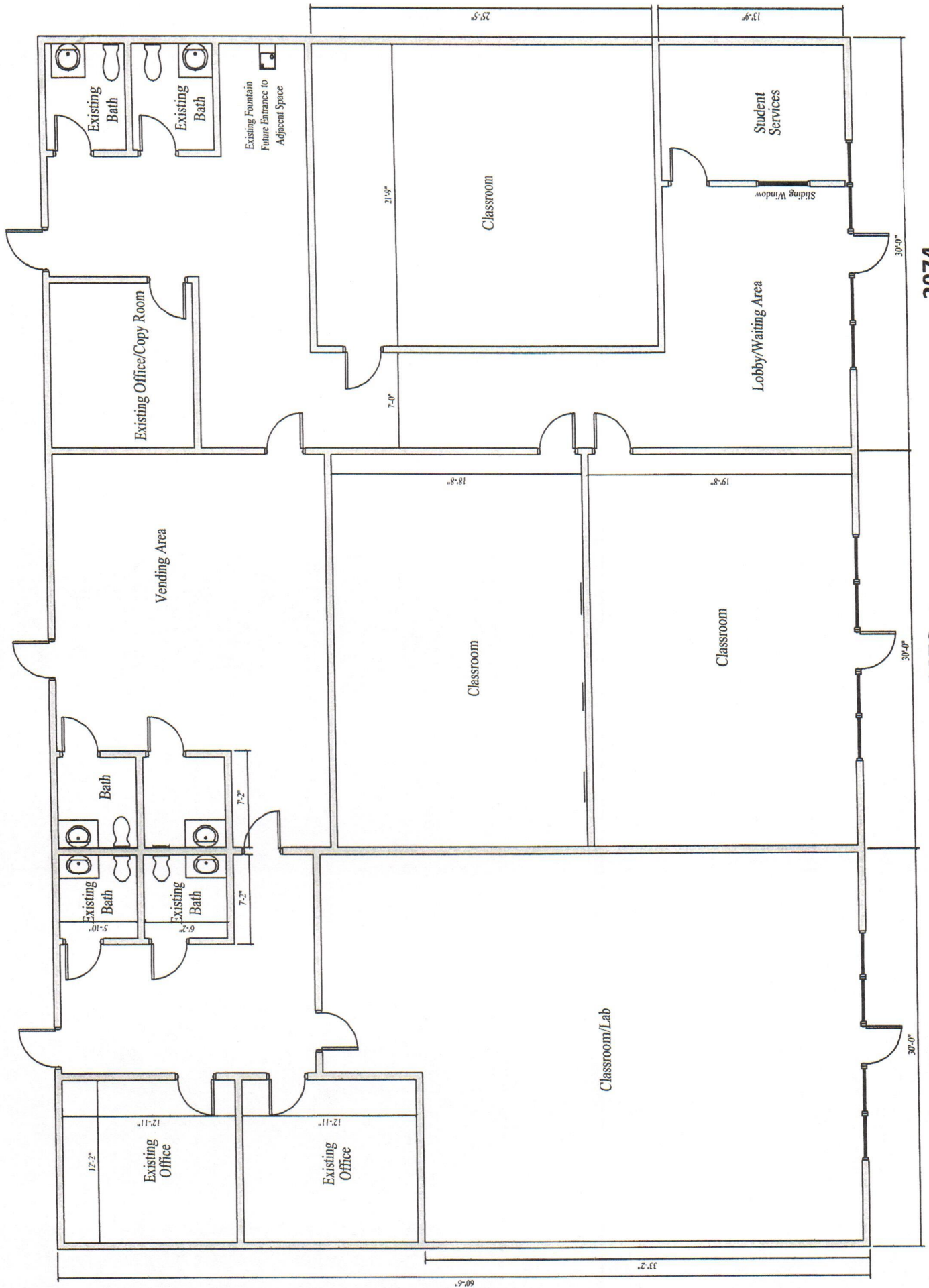
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REVISION _____

REVISION

SHEET NUMBER

A1.0



AERIAL

Pratt's Mill Shopping Center Nearby Businesses



PHOTOS

Pratt's Mill Shopping Center



Pratt's Mill Shopping Center

Corner Fairview Avenue & Old Farm Road

