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RETAIL PROPERTY FOR LEASE

750 Hwy 9, Centre, AL

PRESENTED BY:

LOUISE JENNINGS-MCCULLAR

404.606.3285

louise@resellc.com



DOLLAR GENERAL



REAL ESTATE SOUTHEAST

404.606.3285

P. O. Box 681955

Prattville, AL 36068

Executive Summary

CHEROKEE PLAZA - CENTRE, AL | 750 HWY 9, CENTRE, AL 35960



OFFERING SUMMARY

Available SF:	1,484 - 29,982 SF
Lease Rate:	\$5.00 - 13.00 SF/yr (NNN)
Lot Size:	13.73 Acres
Building Size:	99,479
Market:	Birmingham, AL
Submarket:	Gadsden, AL

PROPERTY OVERVIEW

Cherokee Plaza is a well established 99,479 sf neighborhood center, located in Centre, AL, the county seat of Cherokee County. Cherokee Plaza is anchored by Hibbett and Dollar General. The center offers tremendous visibility, and access to over 155,000 consumers with an average household income of \$65,000. The center is well positioned at the apex of Hwys. 411 / 68 / 9 and Chestnut Bypass (Hwy. 283).

PROPERTY HIGHLIGHTS

- Cherokee Plaza is a well established 99,479 sf neighborhood center, located in Centre, AL, the county seat of Cherokee County.
- Cherokee Plaza is anchored by Hibbett and Dollar General.
- The center offers tremendous visibility, and access to Cherokee County and the Lake Weiss markets.
- The center is well positioned at the apex of Hwys. 411 / 68 / 9 and Chestnut Bypass (Hwy. 283).
- Improvements planned for 2019.

Available Spaces

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Available Spaces

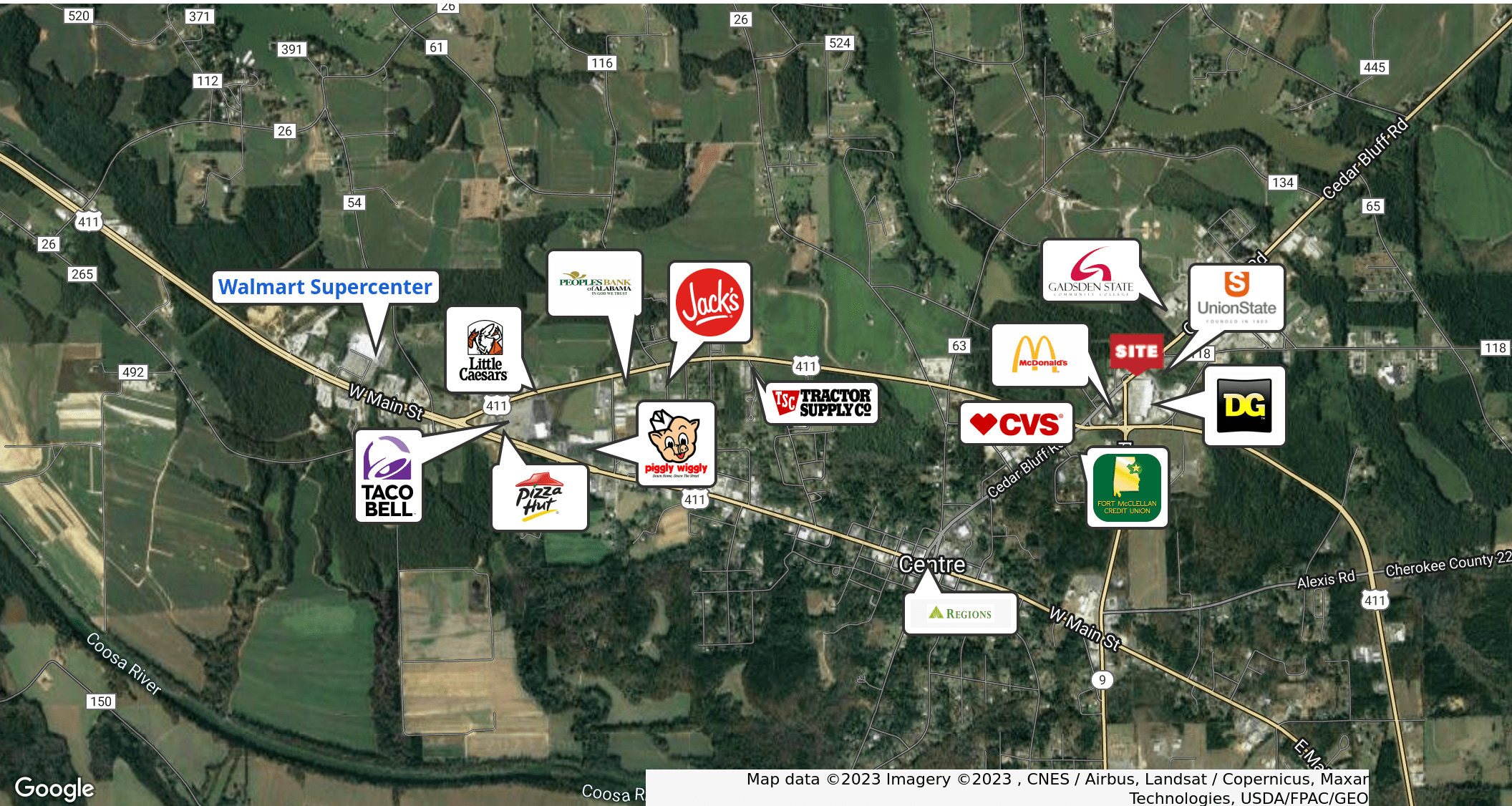
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
750 Hwy 9	Available	7,793 SF	NNN	\$8.00 - \$10.00 SF/yr	Former Hibbett. End cap space. Open floor plan, stock room and loading area in back.
740 Hwy 9	Available	10,000 - 29,982 SF	NNN	\$8.00 - \$10.00 SF/yr	Former Goody's retail store
730 Hwy 9	Available	10,000 - 19,892 SF	NNN	\$5.00 SF/yr	Portion of former grocery space, positioned between former Goody's and Dollar General. Ready for office or retail user.
716 Hwy 9	Available	2,582 - 4,132 SF	NNN	\$10.00 SF/yr	Open space. Located between Dollar General and Bargain Centre can be combined.
714 Hwy 9	Available	1,550 - 4,132 SF	NNN	\$10.00 SF/yr	Open space. Located between Dollar General and Bargain Centre can be combined.
708 Hwy 9	Available	3,009 SF	NNN	\$10.00 SF/yr	Open showroom with storage and loading. Adjacent to Bargain Centre.
706 Hwy 9	Available	2,006 SF	NNN	\$12.00 SF/yr	
702 Hwy 9	Available	1,484 SF	NNN	\$12.00 SF/yr	Former hair salon
700 Hwy 9	Available	2,989 - 6,801 SF	NNN	\$10.00 SF/yr	2nd generation restaurant space.
698 Hwy 9	Available	3,812 SF	NNN	\$10.00 SF/yr	Former print shop. Open storage in rear with roll up door.
770 Hwy 9	Available	1,820 SF	NNN	\$13.00 SF/yr	Former free standing QSR with drive thru available.

Retailer Map

CHEROKEE PLAZA - CENTRE, AL | 750 HWY 9, CENTRE, AL 35960



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Advisor Bio

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LOUISE JENNINGS-MCCULLAR

louise@resellc.com

Direct: 404.606.3285 | **Cell:** 404.606.3285

AL #030350 // GA #166727 MS #21674

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.

MEMBERSHIPS

ICSC
ACRE
IREM