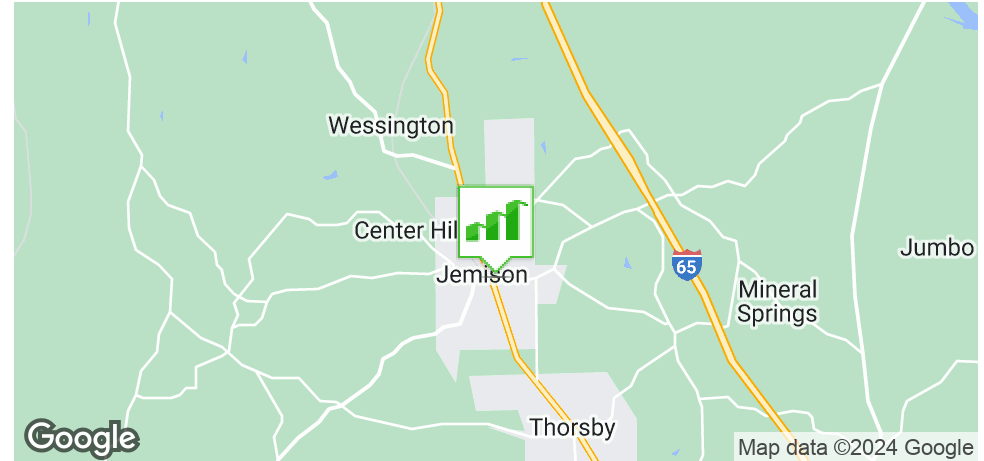


COBB PLAZA SHOPPING CENTER

24716 US-31, JEMISON, AL 35085

Executive Summary



OFFERING SUMMARY

Available SF:	2,440-19,400 SF
Lease Rate:	Contact Agent
Lot Size:	5.77 Acres
Year Built:	1972
Building Size:	60,235
Zoning:	Commercial
Price / SF:	\$46.48

PROPERTY HIGHLIGHTS

- Shopping Center located on a major thoroughfare in the growing city of Jemison, AL
- Excellent visibility and easy access
- National Tenants- O'Reilly Auto Parts & Piggly Wiggly
- On-site parking for 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



JON MASTERS, CCIM

334.387.2724
jmasters@mcrmpm.com

MOORE COMPANY REALTY

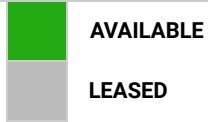
312 Catoma St #200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com



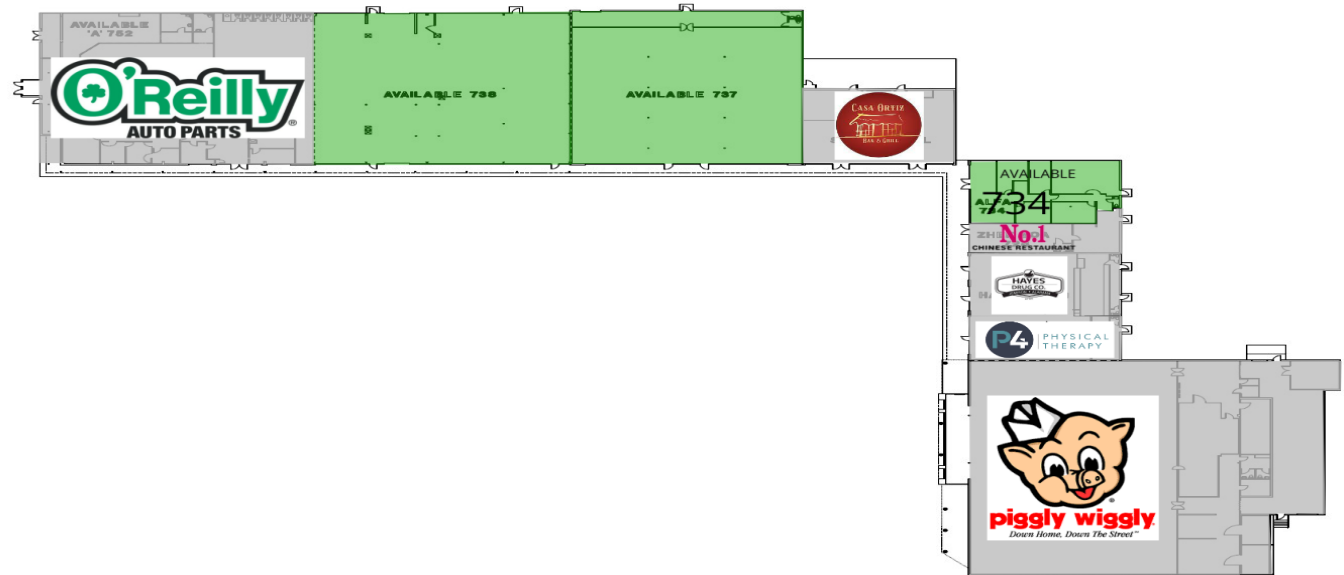
COBB PLAZA SHOPPING CENTER

24716 US-31, JEMISON, AL 35085

Available Spaces



- LEASE TYPE** | Negotiable
- TOTAL SPACE** | 2,440-19,400 SF
- LEASE TERM** | Negotiable
- LEASE RATE** | Contact Agent



SUITE	TENANT	SIZE	TYPE	RATE
734	Available	2,440 SF	Negotiable	Contact Agent
737	Available	9,300 SF	Negotiable	Contact Agent
738	Available	10,100 SF	Negotiable	Contact Agent

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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



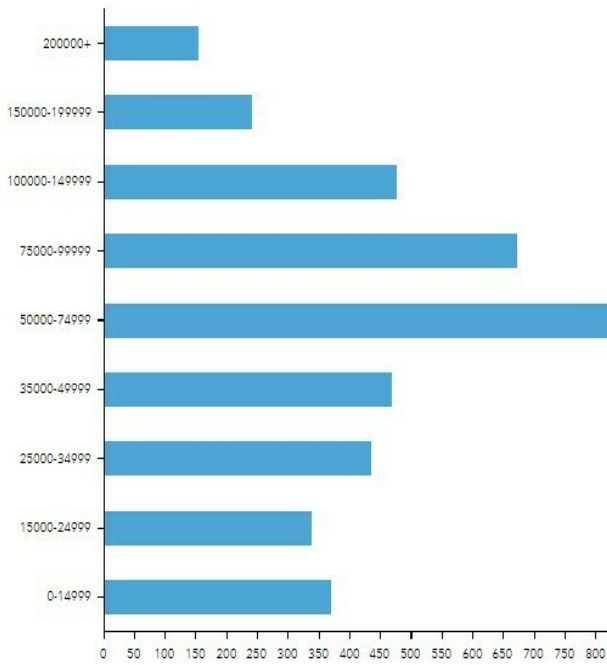
\$29,385

Per Capita Income

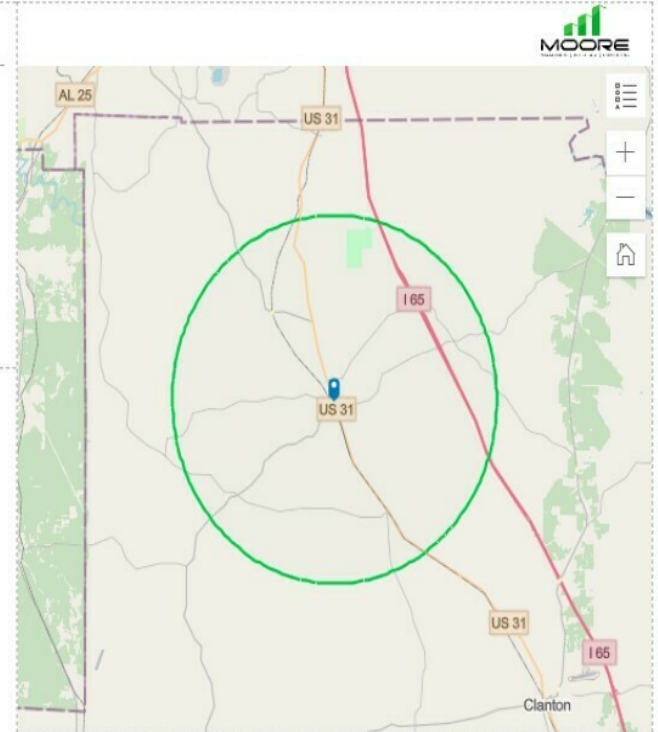


\$152,136

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



49%

White Collar



43%

Blue Collar



9%

Services

3.2%

Unemployment Rate

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Retail Map



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