

# DOLLAR GENERAL

## RETAIL PROPERTY FOR LEASE

750 Hwy 9, Centre, AL

PRESENTED BY:

**LOUISE JENNINGS-MCCULLAR**

404.606.3285

[louise@resellc.com](mailto:louise@resellc.com)

YOUR SIGN HERE



**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

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



## REAL ESTATE SOUTHEAST LLC



# Available Spaces

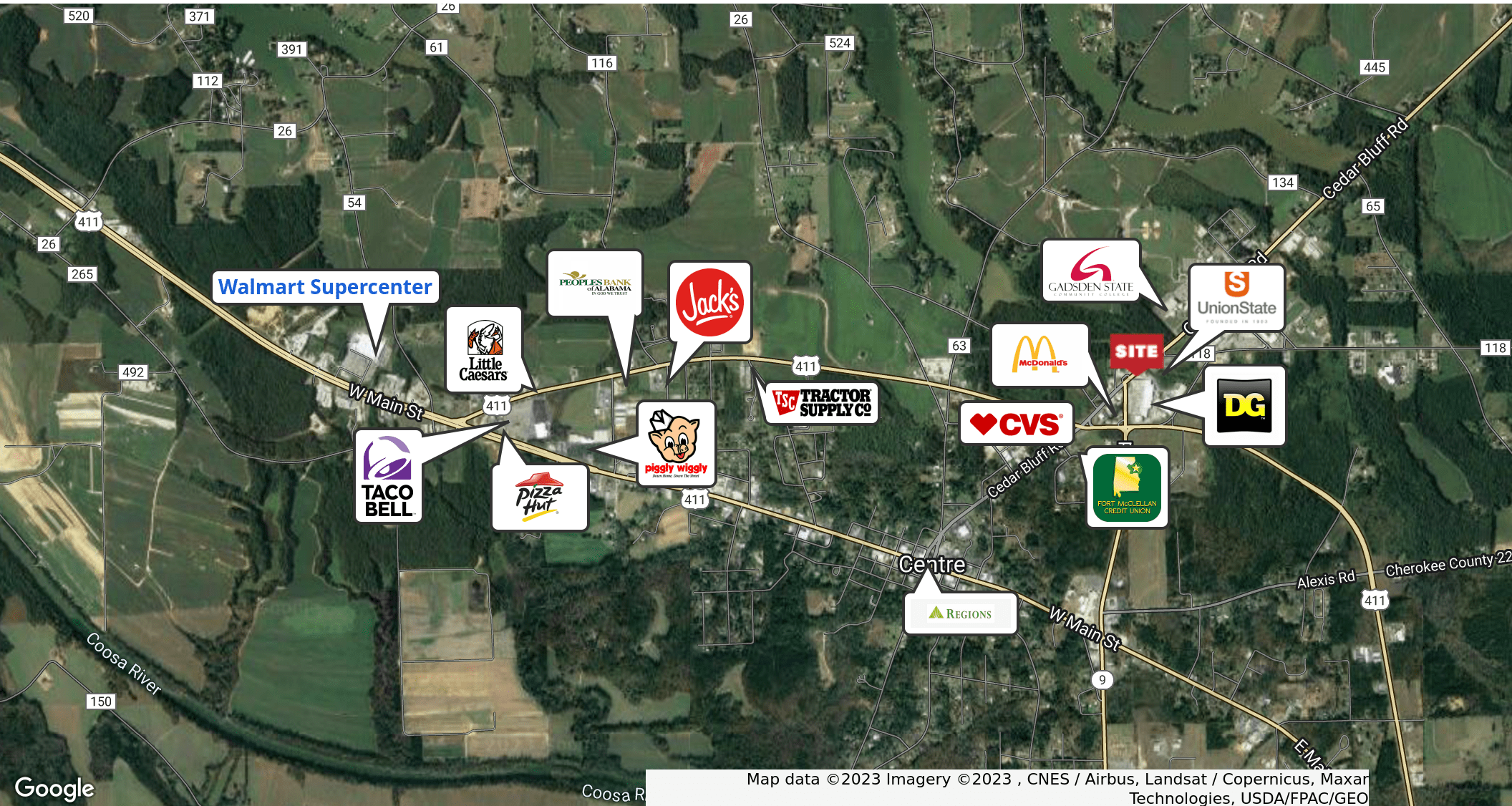
CHEROKEE PLAZA - CENTRE, AL | 750 HWY 9, CENTRE, AL 35960



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



Map data ©2023 Imagery ©2023 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO