

CURRENT HARDEE'S

2525 COBBS FORD RD, PRATTVILLE, AL 36066



PROPERTY DESCRIPTION

This 3,577 square-foot restaurant space boasts close proximity to I-65, attracting local and regional traffic which makes it an ideal location for all types of businesses. This space offers high visibility and accessibility, while ample parking and prominent signage opportunities make it a sought-after location in the Prattville market.

PROPERTY HIGHLIGHTS

- Located at the first lighted intersection West of I-65
- Multiple points of access
- Cross-parking agreement in the rear
- Great visibility with multiple signage opportunities

OFFERING SUMMARY

Lease Rate:	Call for Pricing
Lot Size:	1.34 Acres
Building Size:	3,577 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	446	10,167	19,899
Total Population	983	25,060	50,300
Average HH Income	\$72,782	\$90,279	\$87,289

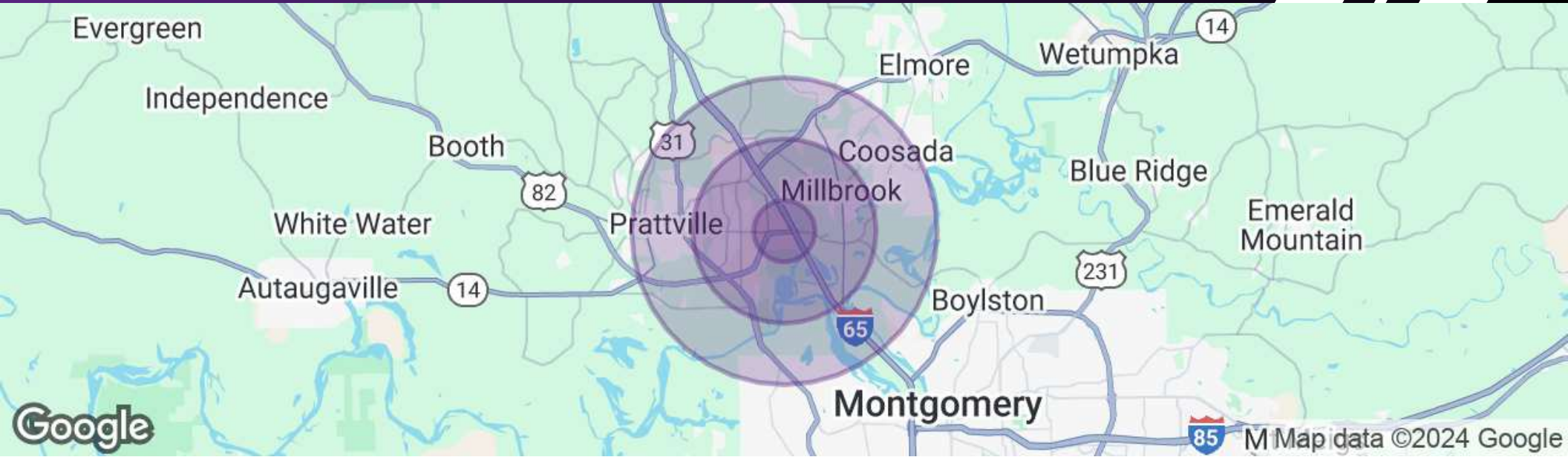
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	983	25,060	50,300
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	446	10,167	19,899
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$72,782	\$90,279	\$87,289
Average House Value	\$206,650	\$226,512	\$217,351

Demographics data derived from AlphaMap

