

# WASHINGTON PLAZA

711 W. MARTIN LUTHER KING HWY, TUSKEGEE, AL 36083

## Executive Summary



### OFFERING SUMMARY

Available SF: 1,200 - 25,600 SF

Lease Rate: Contact Agent

Lot Size: 6.6 Acres

Building Size: 100,042

Zoning: Commercial

### PROPERTY HIGHLIGHTS

- 1.3 MILES FROM TUSKEGEE UNIVERSITY
- TUSKEGEE UNIVERSITY 3,289 STUDENTS ENROLLED
- 7.2 MILE FROM I-85
- ANCHORED BY HIBBETT SPORTS, DOLLAR TREE & WAREHOUSE HOME FURNISHINGS
- TRAFFIC COUNTS OF 8,110 ± AADT

### DEMOGRAPHICS

|                   | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 1019     | 3729     | 4325     |
| Total Population  | 2922     | 9842     | 11154    |
| Average HH Income | \$41,702 | \$40,618 | \$41,812 |

### JON MASTERS, CCIM

334.387.2724  
jmasters@mcrmpm.com

### MOORE COMPANY REALTY

312 Catoma Street, Suite 200, Montgomery, AL 36104  
334.262.1958 | moorecompanyrealty.com



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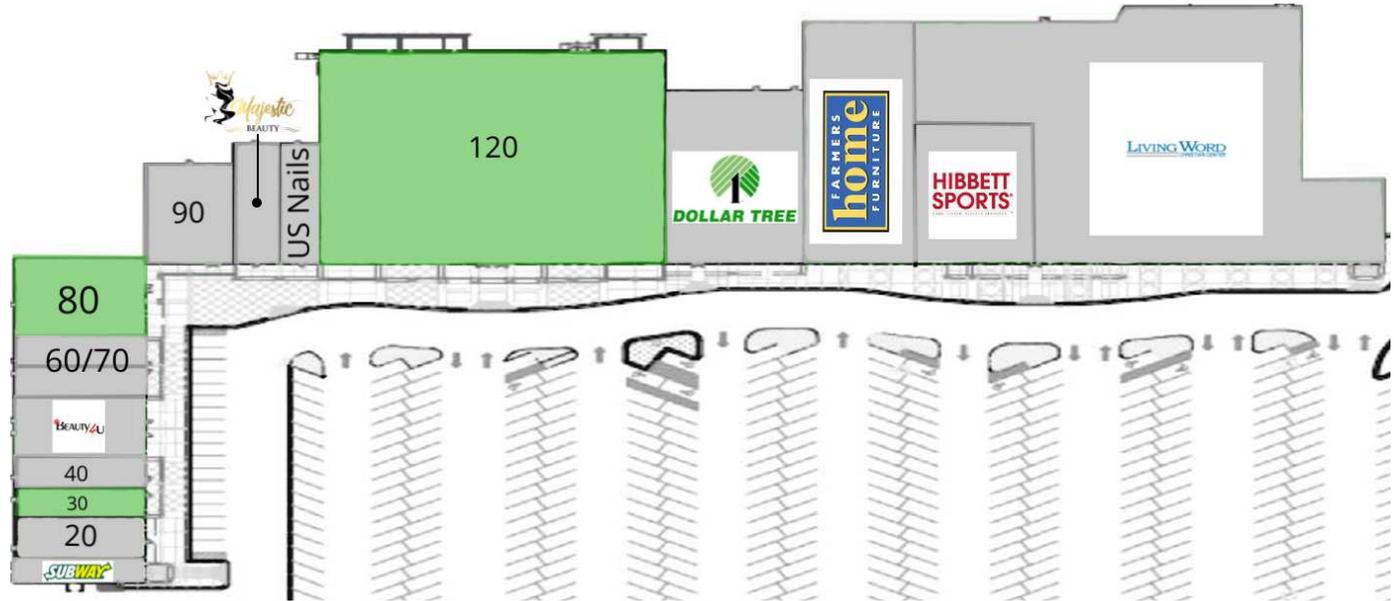
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## Available Spaces

**AVAILABLE**

**LEASED**

- LEASE TYPE** | Negotiable
- TOTAL SPACE** | 1,200 - 25,600 SF
- LEASE TERM** | Negotiable
- LEASE RATE** | Contact Agent



| SUITE | TENANT    | SIZE      | TYPE       | RATE          |
|-------|-----------|-----------|------------|---------------|
| 30    | Available | 1,200 SF  | Negotiable | Contact Agent |
| 80    | Available | 3,600 SF  | Negotiable | Contact Agent |
| 120   | Available | 25,600 SF | Negotiable | Contact Agent |

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## Site Aerial



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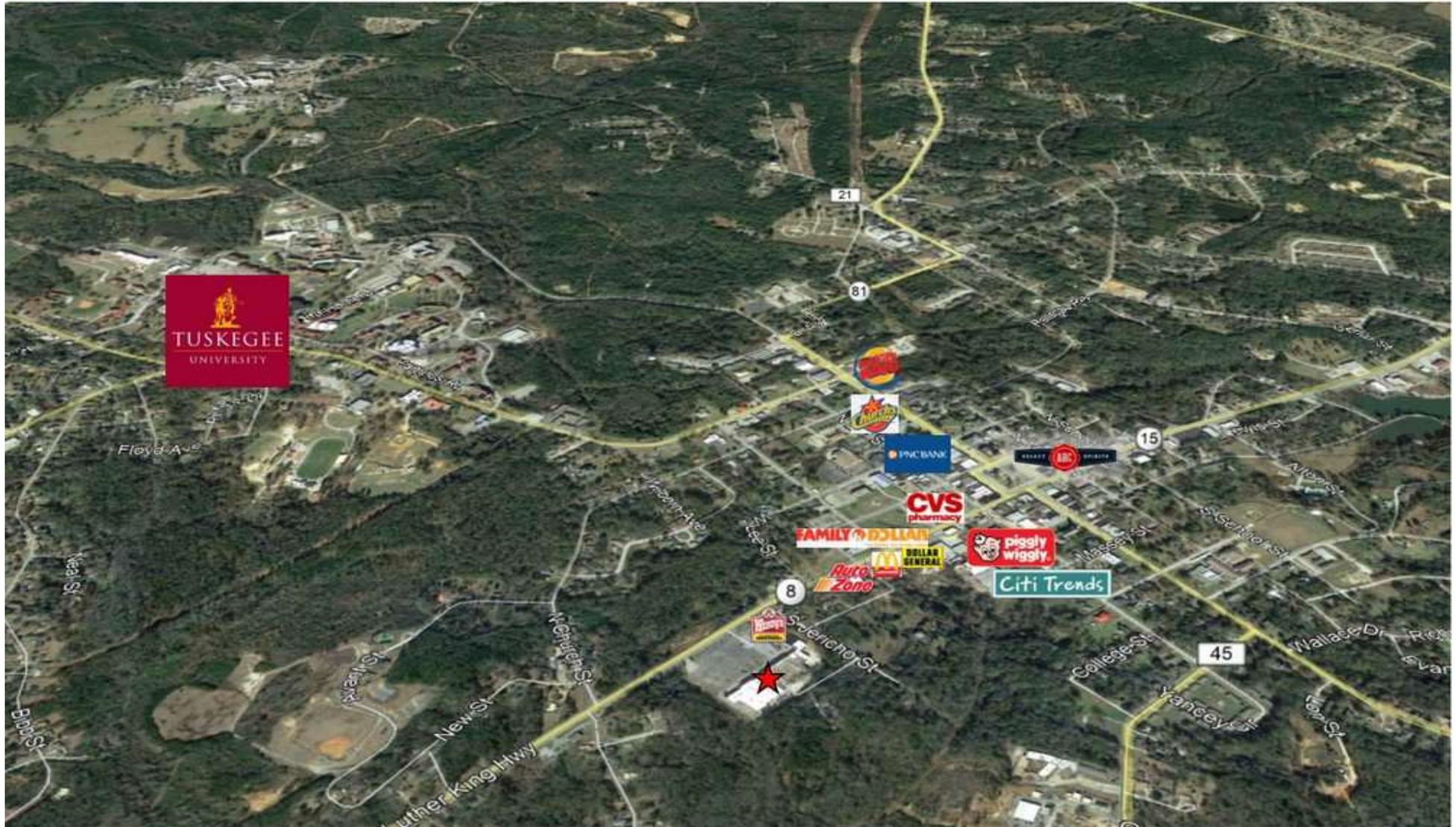
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## Retail Map



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