



RETAIL PROPERTY FOR LEASE

401-465 George Wallace Dr,
Gadsden, AL 35903

PRESENTED BY:

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Executive Summary

RIVERVIEW PLAZA - GADSDEN, AL | 401-465 GEORGE WALLACE DR, GADSDEN, AL 35903



OFFERING SUMMARY

Available SF:	2,400 - 12,000 SF
Lease Rate:	\$8.00 - 17.00 SF/yr (NNN)
Lot Size:	16.0 Acres
Building Size:	148,860
Renovated:	2016
Market:	Birmingham

PROPERTY OVERVIEW

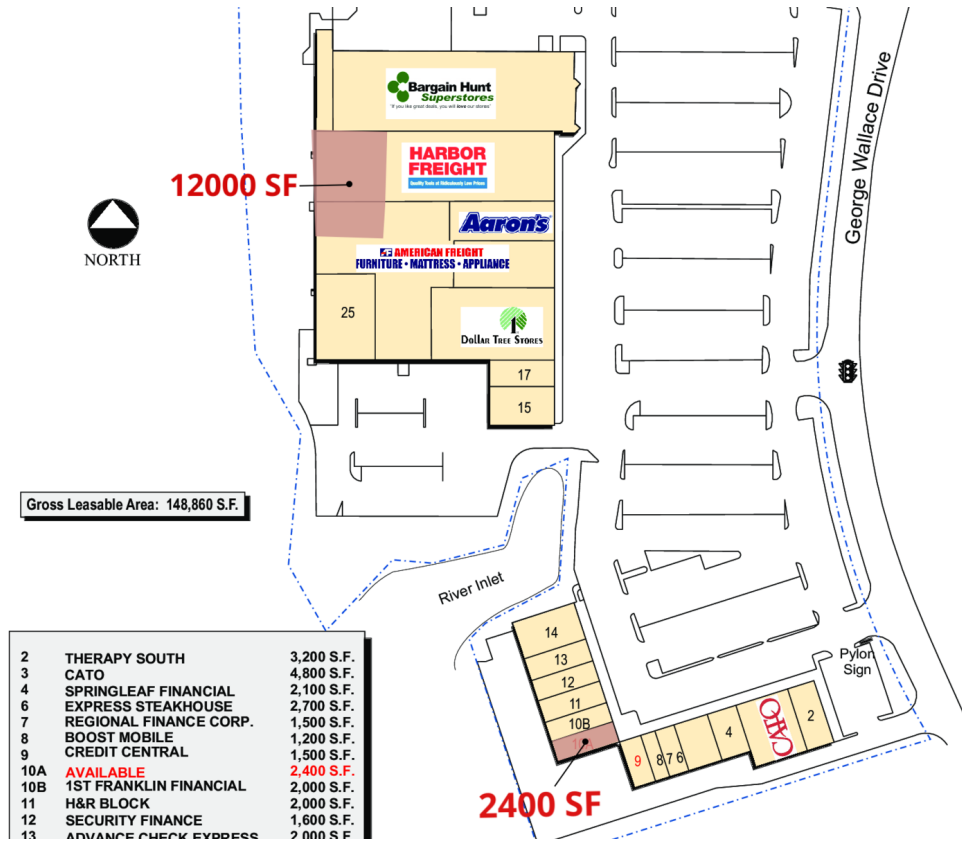
Great community center, located on the main business corridor. High visibility with traffic light at main entrance. 1200 sf - 7500 sf available.

PROPERTY HIGHLIGHTS

- Well anchored community center; Bargain Hunt, Harbor Freight, & Dollar Tree.
- Located along main business corridor, river front development, George Wallace Drive, just off I-759.
- Great visibility with traffic light at main entrance.
- Perfect for retail, office, and medical users.

Available Spaces

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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Space 10A	Available	2,400 SF	NNN	\$15.00 - 17.00 SF/yr	-
TBD George Wallace Drive	Available	12,000 SF	NNN	\$8.00 - 10.00 SF/yr	Left over space. Could be storage or converted to riverfront retail / restaurant.

Available Spaces

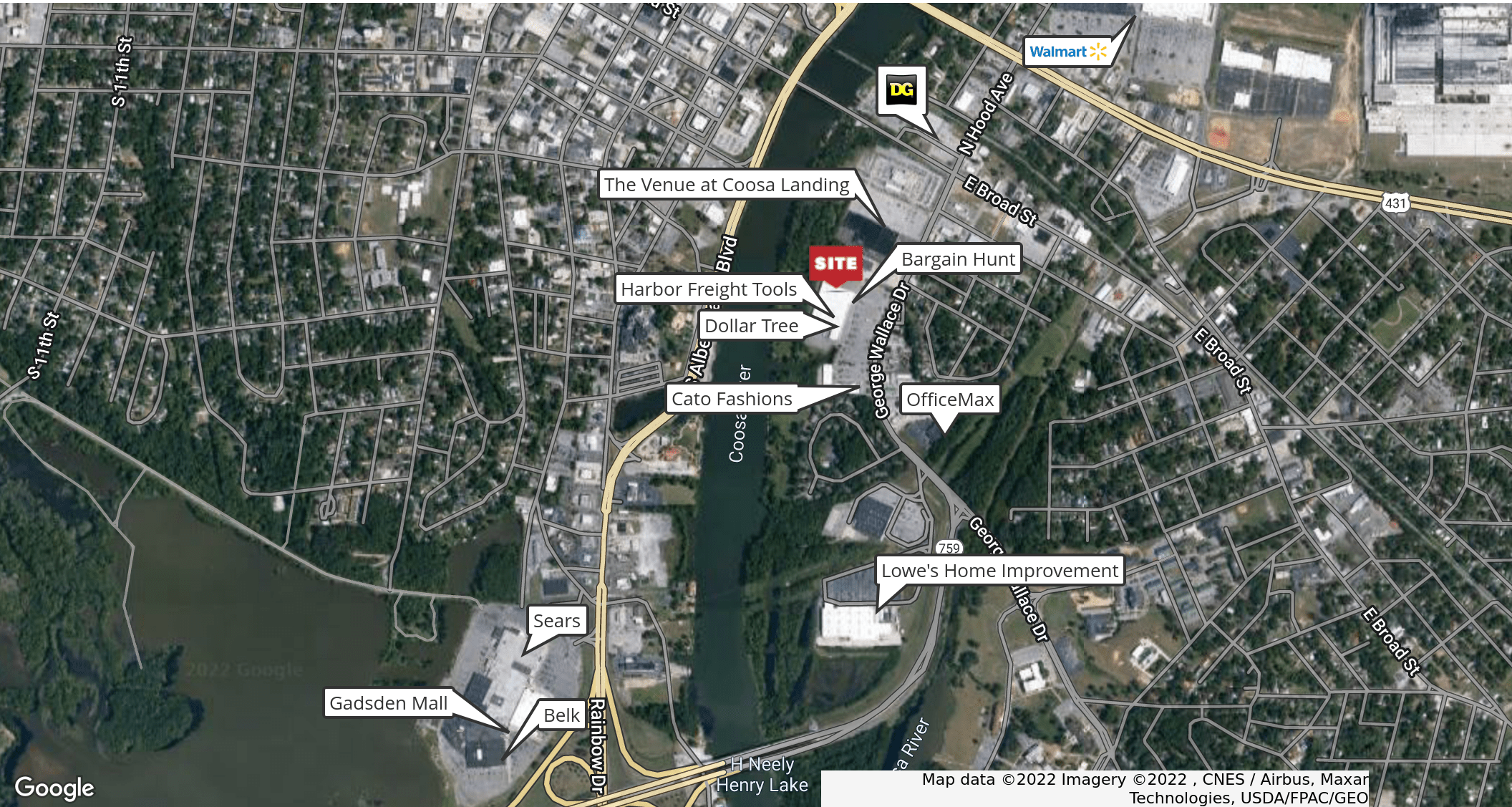
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AVAILABLE SPACES

Retailer Map

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