



GRANDVIEW PINES FOR LEASE

3791-3991 Highway 14 -
Millbrook, AL

PRESENTED BY:

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 **RESE**

REAL ESTATE SOUTHEAST

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Executive Summary

GRANDVIEW PINES - MILLBROOK, AL | 3791-3991 HIGHWAY 14 - MILLBROOK, AL, MILLBROOK, AL 36054



OFFERING SUMMARY

| | |
|----------------|--|
| Available SF: | 1,200 - 17,424 SF |
| Lease Rate: | \$21,600.00 - 75,000.00 per year (Ground; NNN) |
| Lot Size: | 9.49 Acres |
| Building Size: | 78,625 |
| Zoning: | C-1 |
| Market: | Montgomery |
| Submarket: | Prattville - Wetumpka |
| Traffic Count: | 23,640 |

PROPERTY OVERVIEW

1200 SF AVAILABLE
.4 +/- AC out pad adjacent to Waffle House for lease
Great visibility from Hwy. 14
Anchored by Tractor Supply & Marvin's Across from Walgreen's
Great access from Hwy 14 & 143 with traffic light and entrance
ADT 23,640 vehicles per day

PROPERTY HIGHLIGHTS

- 1200 SF AVAILABLE
- .4 +/- AC out pad for lease adjacent to Waffle House
- Great visibility from Hwy. 14
- Anchored by Tractor Supply & Marvin's Across from Walgreen's
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Lease Spaces

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AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|----------------------------|-----------|-----------|--------------|-------------------|---|
| Grandview Pines Retail Pad | Available | 0.4 Acres | Ground Lease | \$75,000 per year | .4 AC out pad adjacent to Waffle House. |
| 3861 AL-14 - Vape | Available | 1,200 SF | NNN | \$18.00 SF/yr | - |

Retailer Map

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