

### OFFERING SUMMARY

Available SF:	1,250 SF
Lease Rate:	\$14.00 SF/yr (NN)
Lot Size:	0.93 Acres
Year Built:	2000
Building Size:	8,750
Zoning:	Commercial
Market:	Prattville, AL Exit 181

### PROPERTY HIGHLIGHTS

- Rare Office Space, just off Highway 14 Major Thoroughfare
- Medical Tenants & Adjacent to the New Baptist Cancer Center
- Located in Prattville's High Growth Corridor and is a popular Golf Destination, drawing national attention to the area
- High-Density new homes & businesses within 1 Mile
- Excellent for Service-Based Retail or Specialty Business
- Within minutes from Target, Home Depot, Lowe's, Books-A-Million, Starbucks, Publix, Bass Pro Shop, and much more
- Easy access to I-65 with traffic counts of 10,717± AADT
- 0.8± Miles from I-65, 2nd Prattville Exit
- 2.4± Miles from Cobbs Ford Rd

**GENE CODY, CCIM**

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**MOORE COMPANY REALTY**

312 Catoma St #200, Montgomery, AL 36104  
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# 210 MEDICAL CENTER DRIVE

PRATTVILLE, AL 36066

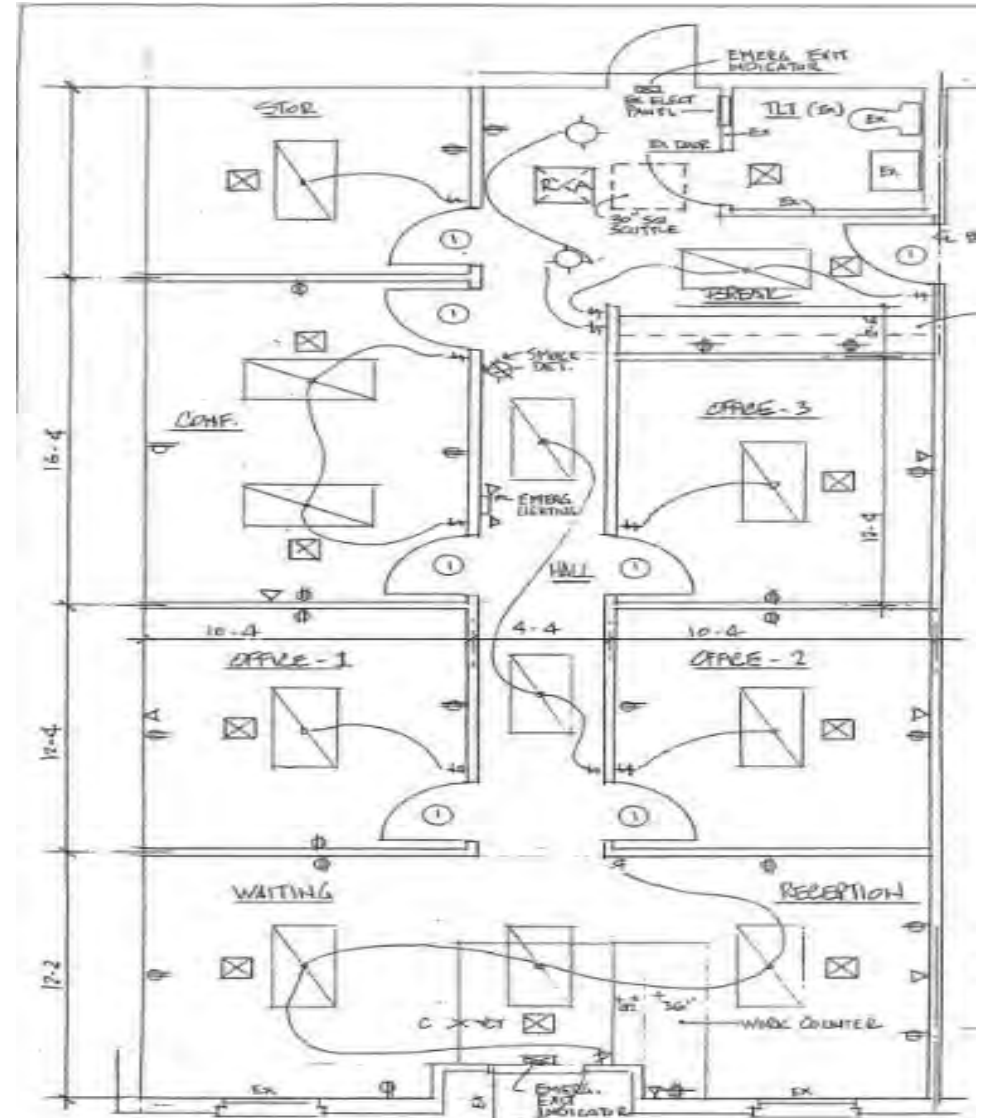
## Lease Spaces

### LEASE INFORMATION

Lease Type:	NN	Lease Term:	Negotiable
Total Space:	1,250 SF	Lease Rate:	\$14.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
210 Medical Center	Available	1,250 SF	Modified Net	\$14.00 SF/yr



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## Additional Photos



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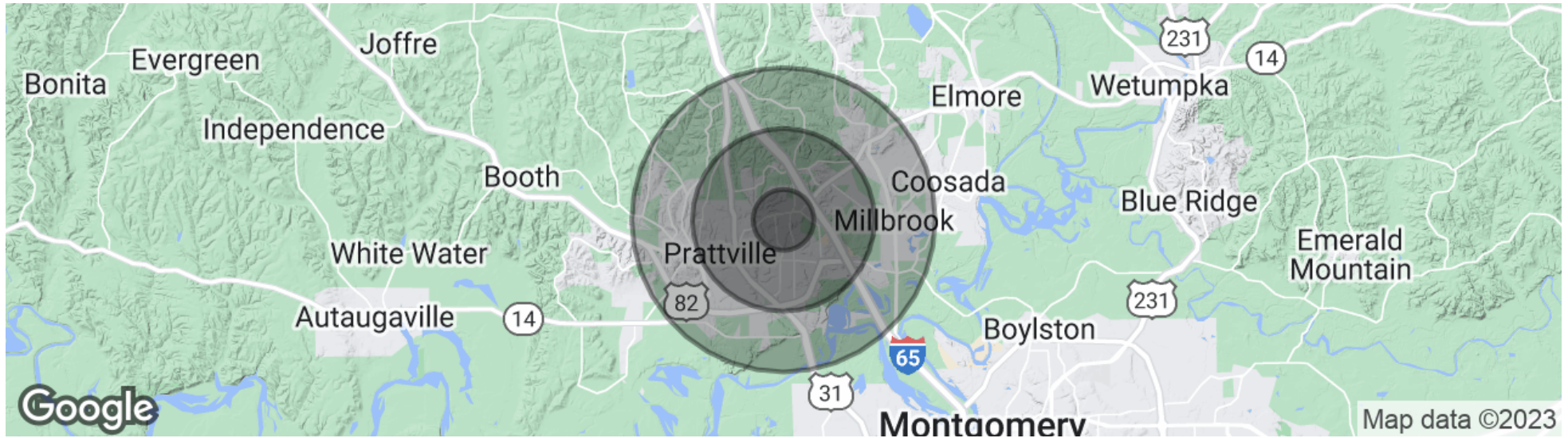
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# Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,352	32,963	58,270
Average Age	34.1	35.5	35.8
Average Age (Male)	31.1	33.8	34.5
Average Age (Female)	35.7	36.6	36.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,925	12,931	22,974
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$92,371	\$82,707	\$84,858
Average House Value	\$182,053	\$165,648	\$166,408

\* Esri forecasts for 2022 and 2027. U.S. Census Bureau

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# Retail Map



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