

FRANKLIN CENTER

14001 Highway 43,
Russellville, AL 35653

PRESENTED BY:

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REAL ESTATE SOUTHEAST LLC

REAL ESTATE SOUTHEAST
404.606.3285
P. O. Box 681955
Prattville, AL 36068

Property Summary

FRANKLIN CENTER - RUSSELLVILLE, AL | 14001 HIGHWAY 43, RUSSELLVILLE, AL 35653

REAL ESTATE SOUTHEAST LLC





PROPERTY DESCRIPTION

Franklin Center is a busy community shopping center adjacent to Walmart. in Russellville, Alabama. The center is strategically located with high visibility and access off Highway 43. Lease spaces and outparcels are available.

PROPERTY HIGHLIGHTS

- Multiple suites available in Franklin Center (±771 - ±10,114 SF)
- Busy community shopping center adjacent to Walmart
- Shopping Center tenants include Tractor Supply, Foodland, Russellville Drugs, Thomas Discount Tobacco, Aaron's, Western Finance, Community Spirit Bank, Waffle House, etc.
- Out parcels also available
- Great visibility and access off Hwy 43 just north of Hwy 24

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	22
Available SF:	±771 - ±10,114 SF
Lot Size:	±18 Acres
Building Size:	±115,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	400	5,382	10,031
Total Population	1,040	13,979	25,603
Average HH Income	$40,460	$43,561	$45,785

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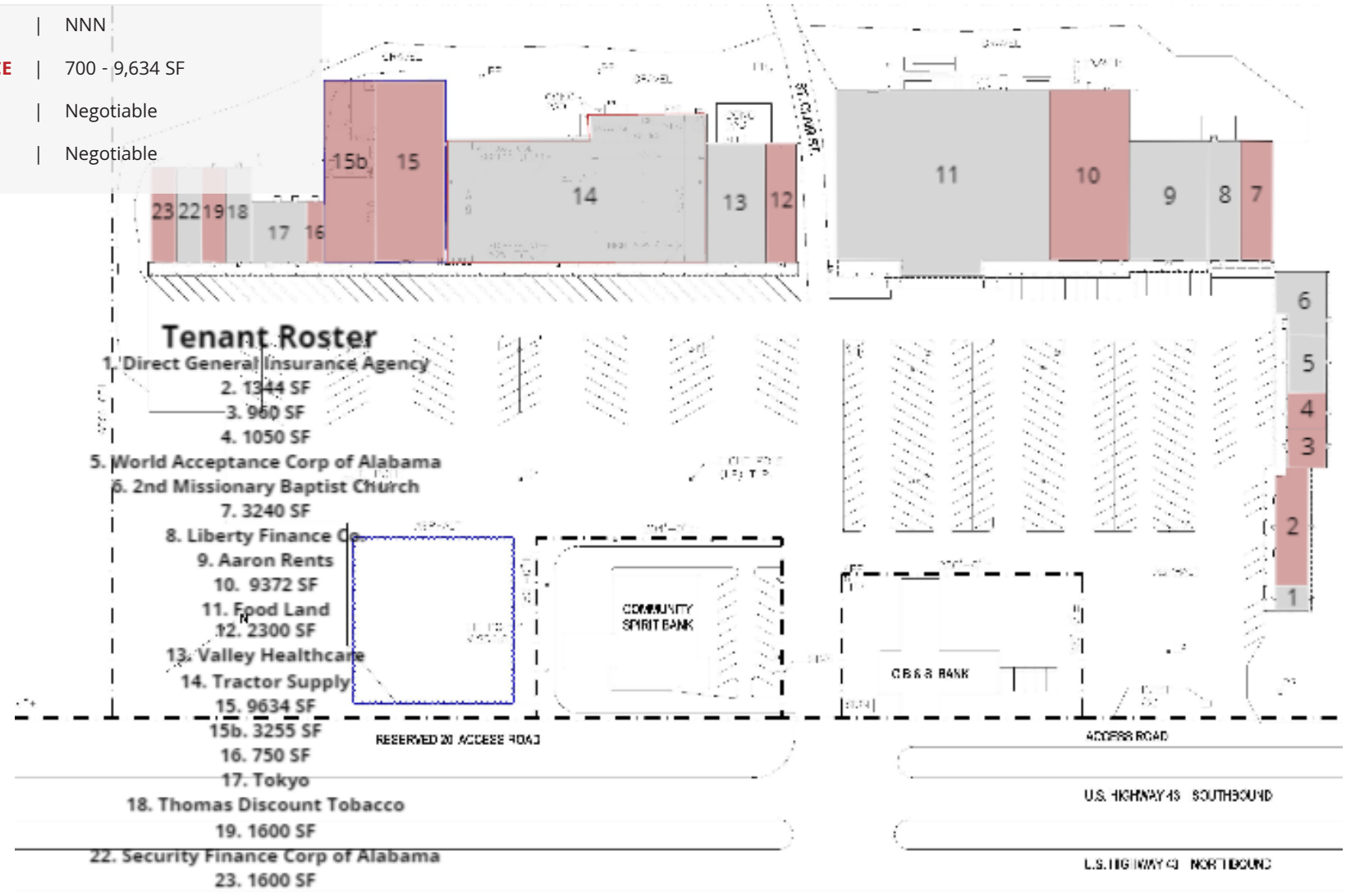
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Available Spaces

FRANKLIN CENTER - RUSSELLVILLE, AL | 14001 HIGHWAY 43, RUSSELLVILLE, AL 35653

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LEASE TYPE		NNN
TOTAL SPACE		700 - 9,634 SF
LEASE TERM		Negotiable
LEASE RATE		Negotiable



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Available Spaces

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SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 2	3,250 SF	NNN	Negotiable
Unit 3	960 SF	NNN	Negotiable
Unit 4	1,050 SF	NNN	Negotiable
Unit 7	1,330 SF	NNN	Negotiable
Unit 12	2,300 SF	NNN	Negotiable
Unit 15	9,634 SF	NNN	Negotiable
Unit 15b	3,255 SF	NNN	Negotiable
Unit 16	750 SF	NNN	Negotiable
Unit 19	1,600 SF	NNN	Negotiable
Unit 23	1,600 SF	NNN	Negotiable

Area Retail

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