

COBBS FORD VILLAGE

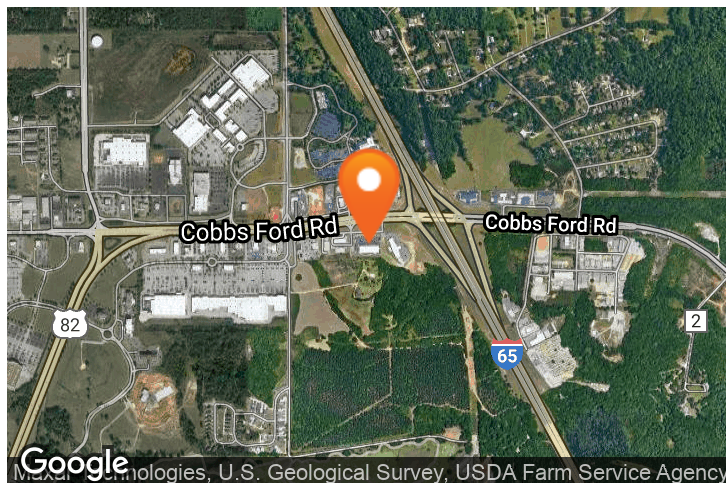
2580 Cobbs Ford Road, Prattville, AL 36066

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Prattville is a city in Autauga and Elmore counties in the State of Alabama. Nicknamed "The Fountain City" due to the many artesian wells in the area, Prattville is part of the Montgomery metropolitan statistical area and serves as the county seat of Autauga County.



PROPERTY HIGHLIGHTS

- Well located strip center at I-65 and Cobbs Ford Road
- 1,600 SF available - Last Space Available
- Excellent co-tenancy with Chipotle, Starbucks, Aspen Dental, Firehouse Subs, and more
- Traffic Counts: 33,910 AADT (Cobbs Ford Rd), 54,350 AADT (Interstate 65)

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Population	22,996	48,555	70,872
Daytime Population	10,338	17,504	26,952
Households	8,803	18,208	25,968
Average HH Income	75,741	73,134	70,364

EXCLUSIVE AGENT(S)

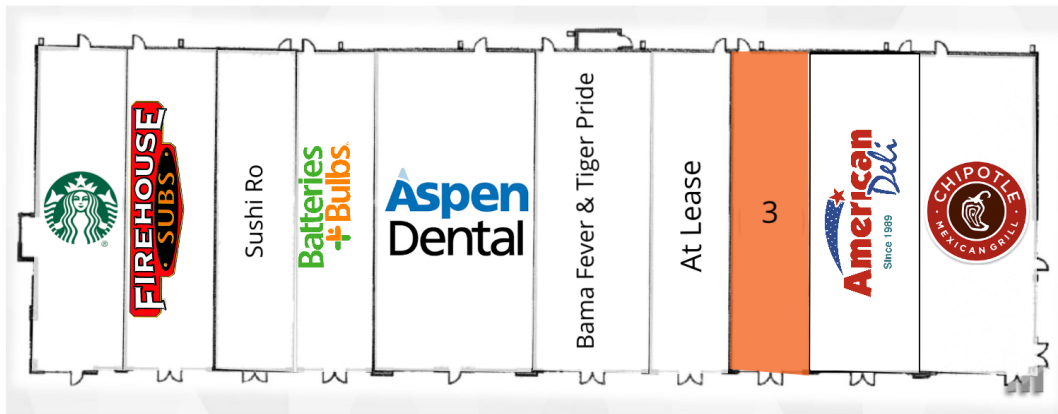
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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
1	Chipotle	2,400 SF	6	Aspen Dental	3,200 SF
2	American Deli	2,100 SF	7	Batteries + Bulbs	1,600 SF
3	Available	1,600 SF	8	Sushi Ro	1,600 SF
4	At Lease	1,600 SF	9	Firehouse Subs	1,800 SF
5	Bama Fever	2,300 SF	10	Starbucks	1,800 SF

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