

**RETAIL PROPERTY
FOR SALE**



Ogletree Plaza

200 W. FORT WILLIAMS STREET, SYLACAUGA, AL 35150

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PRESENTED BY

David Milstead, Managing Senior Director

OGLETREE PLAZA

PROPERTY INFORMATION

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Retail Property For Sale

200 W. FORT WILLIAMS STREET, SYLACAUGA, AL 35150



OFFERING SUMMARY

Sale Price:	\$3,800,000
Cap Rate:	8.26%
Lot Size:	6.51 ac.
Year Built:	1965
Building Size:	109,697 SF
Zoning:	Commercial

PROPERTY OVERVIEW

Ogletree Plaza is a 109,697 SF Shopping Center being brought to the market for \$3,925,967. Ogletree Plaza is centrally located in Sylacauga on West Ft. Williams St. and is surrounded by other vibrant retail. The shopping center is comprised of retailers such as Badcock Home Furniture, and Save a Lot. The shopping center currently maintains a 60% occupancy. The property has undergone some recent renovations including demo of the existing movie theatre. The owners have replaced the tar gravel roof on the Badcock building with a TPM hot seam roof. The Owners are installing a new roof on the rest of the center except for Save a Lot which has a metal roof. The parking lot will be re-coated and sealed.

LOCATION OVERVIEW

Sylacauga is located in Talladega County, just east of the geographical center of Alabama, in the Coosa River Valley, 67 miles north of Montgomery.

Sylacauga's central location between Birmingham and Atlanta ensures a thriving business community and continuous development of new industries that thrive off nearby urban markets. Sylacauga is easily accessed via US Hwy 280 and Hwy 231.

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Sylacauga,

– The “Marble City”– has grown tremendously since its incorporation on Jan. 31, 1838. Today, the city enjoys a population of approximately 12,600 citizens and a strong local culture, diversified and healthy business climate, safe neighborhoods and friendly residents – all fostered by Sylacauga’s unique history.

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Sylacauga proudly claims the purest and whitest architectural marble in the world. Admired for its beauty and structural integrity, Sylacauga Marble is found in many beautiful public buildings in our nation’s capital. Its native and innate beauty is prized by sculptors around the world. Abundant resources have attracted more than 40 diversified industries. Sylacauga sits on a natural bed of white marble 32 miles long, 1.5 miles wide and 400 feet deep. Sylacauga is famous for its marble and limestone products. Calcium Carbonate can be found in many other products. Major employers include names such as Omya Alabama, Imerys, Nemak of Alabama and Sylacauga Marble Company. Sylacauga is also home to Blue Bell Creameries, manufacturers of what we believe to be the country’s best ice cream!

Residents take advantage of some of the finest amenities in all of Talladega County, including excellent public schools and modern health care services through the expanded Coosa Valley Regional Medical Center. The city’s picturesque beauty and the diversity of neighborhoods also contribute to its reputation as an ideal place to live.

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PROPERTY NAME:	Ogletree Plaza
PROPERTY ADDRESS:	200 W. Fort Williams Street Sylacauga, AL 35150
PROPERTY TYPE:	Retail
APN:	36629
PRICE / SF:	\$34.64
GROSS LEASABLE AREA:	109,697 SF
BUILDING CLASS:	B
ZONING:	Commercial
YEAR BUILT:	1965
NUMBER OF STORIES:	1
FOUNDATION:	Concrete
WALLS:	Concrete Block
ROOF:	Metal galvanized screwdown Black membrane roof Tar Gravel roof



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PROPERTY HIGHLIGHTS

- Retail Hub of Sylacauga
- Central Sylacauga Location
- Current Tenants Include:
 - Save-A-Lot
 - Badcock Home Furniture & More
 - Family Health
 - Marble City Pharmacy
 - Marble City Vital Care
 - Acceptance Loan
 - Security Finance
 - 2U Beauty Supply

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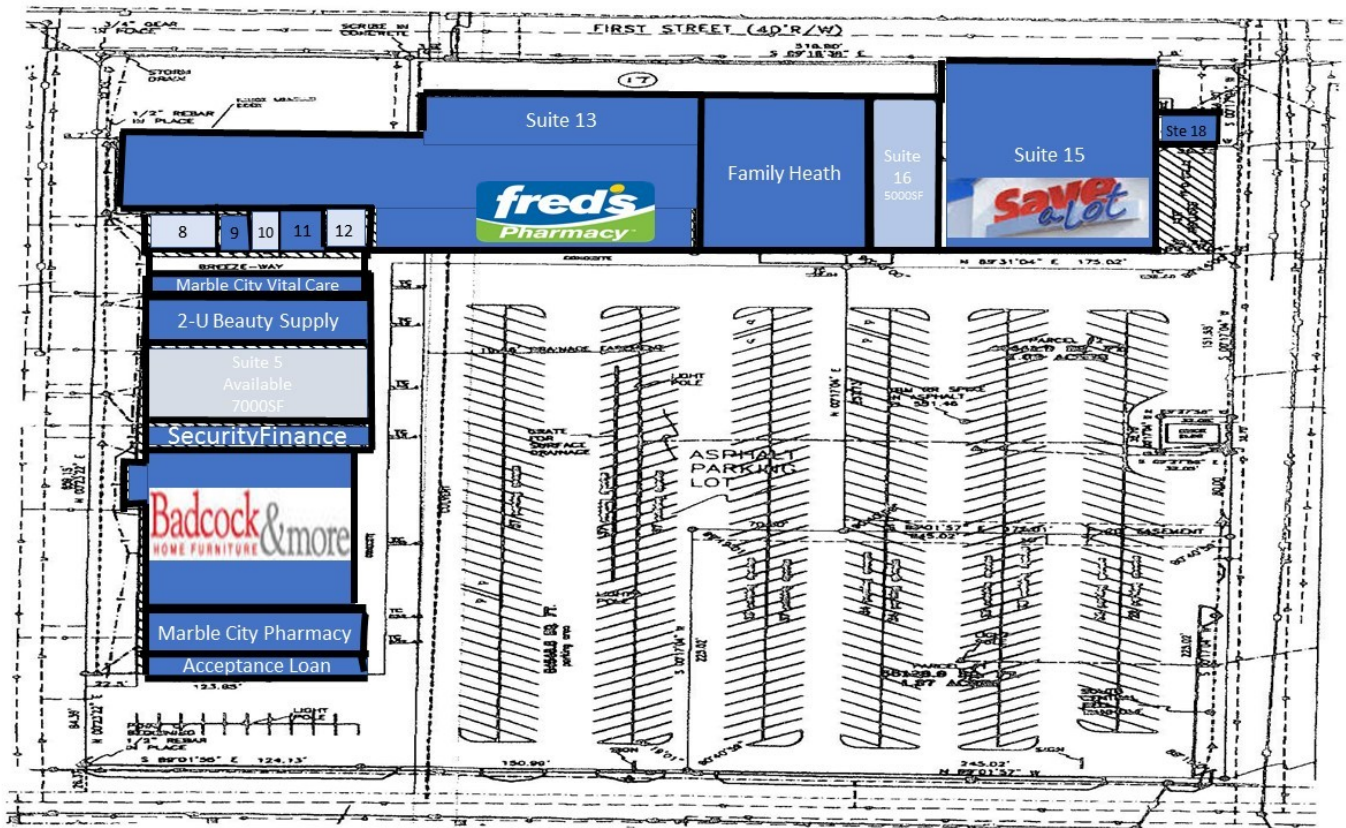


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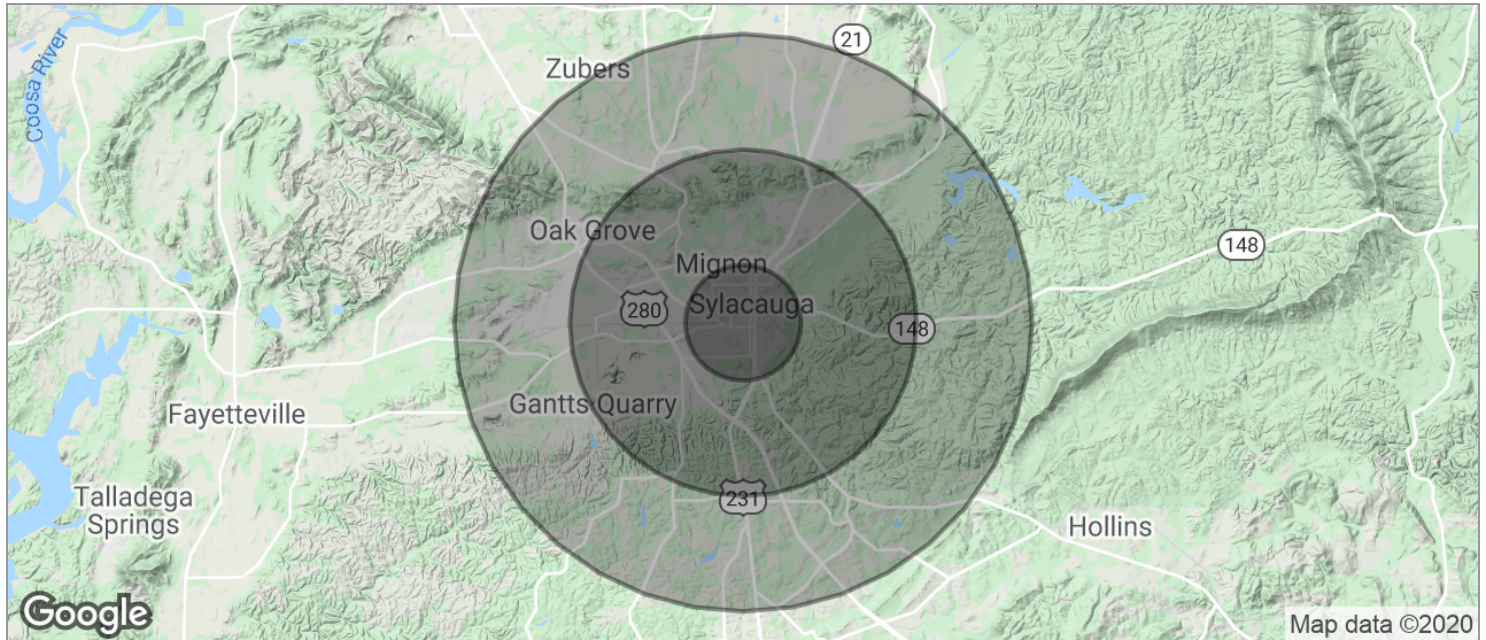


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,332	14,392	21,282
MEDIAN AGE	40.9	39.9	40.1
MEDIAN AGE (MALE)	34.9	37.3	38.4
MEDIAN AGE (FEMALE)	44.7	42.1	41.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,620	5,778	8,594
# OF PERSONS PER HH	2.7	2.5	2.5
AVERAGE HH INCOME	\$36,613	\$44,602	\$45,707
AVERAGE HOUSE VALUE	\$78,816	\$85,624	\$99,763

* Demographic data derived from 2010 US Census