

FOR LEASE - Demise Potential

2301 Cobbs Ford Rd | Prattville, AL 36066

Thomas English

Retail Real Estate



HIGHLIGHTS

- + Former O'Charley's Restaurant Available
- + 6,650 SF
- + Located on the northeast corner of Cobbs Ford Rd and Old Farm Ln S on the outparcel to Lowe's
- + One mile from I-65 Exit 179 Cobbs Ford Road
- + Prattville is an affluent submarket of Montgomery, AL
 - State capitol + 2nd largest city
- + 4-minute drive from renowned Robert Trent Jones Capital Hill Golf Course + Resort
 - 80 rounds/year
 - LPGA Tournament yearly
- + Maxwell-Gunter Air Force Base
 - 12,280 employees
- + Top Ranked Retailer: Walmart
 - 81st percentile in AL
 - 2nd best in Montgomery DMA
- + Restaurant Performances Rank Top in State
 - Zaxby's: 6/85
 - Chick-fil-A: 5/54

Leasing by:

Jake Wilson

Development Associate

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Thomas English Retail Real Estate

6500 Westfield Blvd

Indianapolis, IN 46220

☎ 317.574.7448

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The Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile	10 Mile
Est. Population	3,281	28,351	52,340	136,392
Est. Average HH Income	\$98,373	\$102,699	\$94,680	\$83,148
Est. Households	1,432	11,601	21,034	51,448
Daytime Population	3,030	9,445	14,998	70,392

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