

The Cotton Exchange

Retail - For Lease



ALLSOUTH
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Commercial Real Estate

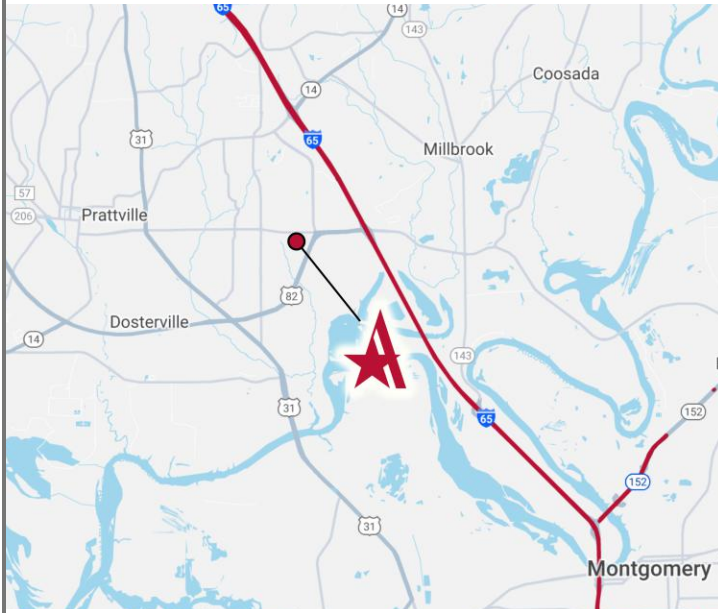


VIDEO WALK-THRU
[SUITE 1484](#)
[SUITE 1490](#)



1500 COTTON EXCHANGE Prattville, AL 36066

Availability 1,465-2,955 sf available
Rental Rate Contact Agent
Delivery Condition Vanilla shell



HIGHLIGHTS

- + Best restaurant space available in Prattville
- + Neighbored by highly-trafficked Kohl's, ULTA, Academy, Hobby Lobby, and Five Below
- + Great view of the Home Place clocktower from patio
- + Grease trap already in place
- + Will consider demising the suites

DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
Population	27,313	51,438	137,724
Daytime Population	26,510	47,510	151,507
Households	10,485	19,499	50,323
Median HH Income	\$62,715	\$59,372	\$49,725

TRAFFIC COUNTS

Cobbs Ford Road	26,662 AADT
US HWY 82	12,275 AADT

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FACTS

Primary retail intersection for Prattville market

US Hwy 82 is the preferred route to Maxwell Air Force Base

Robert Trent Jones Golf at Capitol Hill hosts 80,000 rounds of golf/year

498 hotel rooms within a 10 minute walk

Rapid residential growth on US Hwy 82

COBBS FORD ROAD





THE COTTON EXCHANGE

Prime retail space at a dominant power center in Prattville, Alabama

Perfect restaurant space with covered patios and clock-tower views



Suite 1490
2,955 sf
620 sf patio

Suite 1484
2,955 sf
620 sf patio



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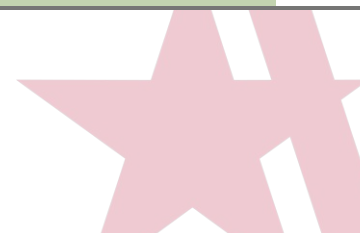


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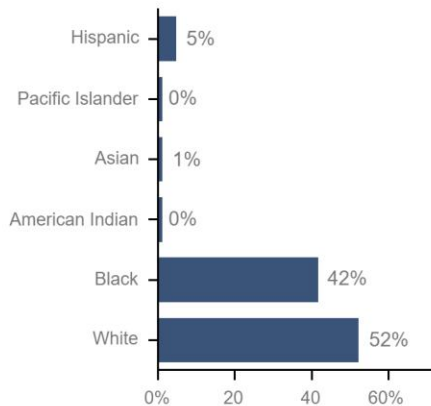




POPULATION	3 miles	5 miles	10 miles
2000 Population	16,895	36,295	132,011
2010 Population	23,478	46,804	134,479
2020 Population	27,313	51,438	137,724
2025 Population	28,467	53,445	140,333
2000-2010 Population: Annual Growth Rate	3.35%	2.58%	0.19%
2010-2020 Population: Annual Growth Rate	1.35%	0.84%	0.21%
2020-2025 Population: Annual Growth Rate	0.83%	0.77%	0.38%

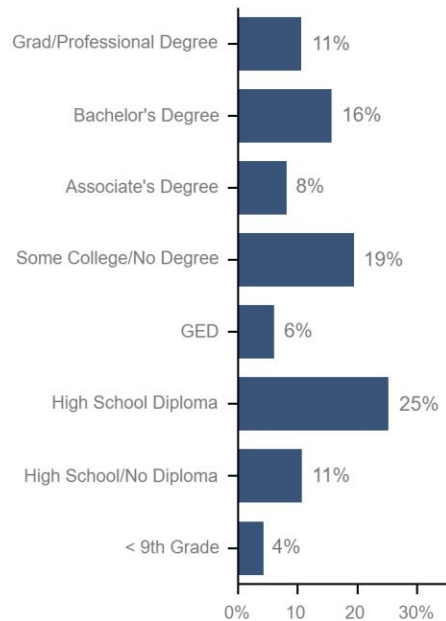
HOUSEHOLDS	3 miles	5 miles	10 miles
2000 Households	6,247	13,251	46,517
2010 Households	9,025	17,632	48,396
2020 Households	10,485	19,499	50,323
2025 Households	10,944	20,296	51,371
2000-2010 Households: Annual Growth Rate	3.75%	2.90%	0.40%
2010-2020 Households: Annual Growth Rate	1.34%	0.90%	0.35%
2020-2025 Households: Annual Growth Rate	0.86%	0.80%	0.41%

RACE AND HISPANIC ORIGIN (10 miles)

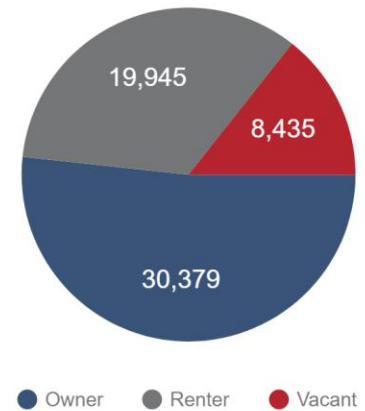


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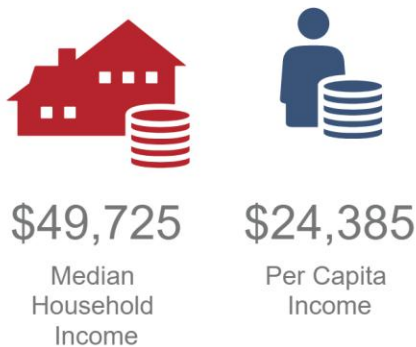
EDUCATIONAL ATTAINMENT (10 miles)



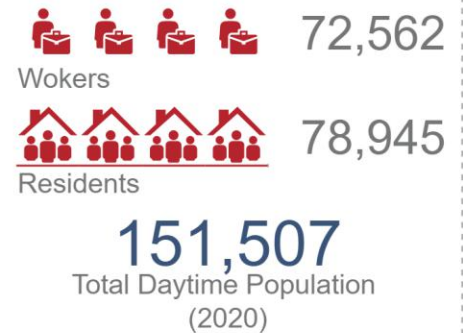
HOUSING UNITS (2010 miles)



INCOME (10 miles)



DAYTIME POPULATION (10 miles)



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