

GRANDVIEW PINES



.4 +/- AC MILLBROOK OUT PAD FOR SALE OR LEASE

PRESENTED BY:

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Executive Summary

GRANDVIEW PINES - MILLBROOK, AL | 3791-3991 HIGHWAY 14 - MILLBROOK, AL, MILLBROOK, AL 36054



OFFERING SUMMARY

Sale Price: \$395,000

Lot Size: 9.49 Acres

Building Size: 78,625

Zoning: C-1

Market: Montgomery

Traffic Count: 23,640

PROPERTY OVERVIEW

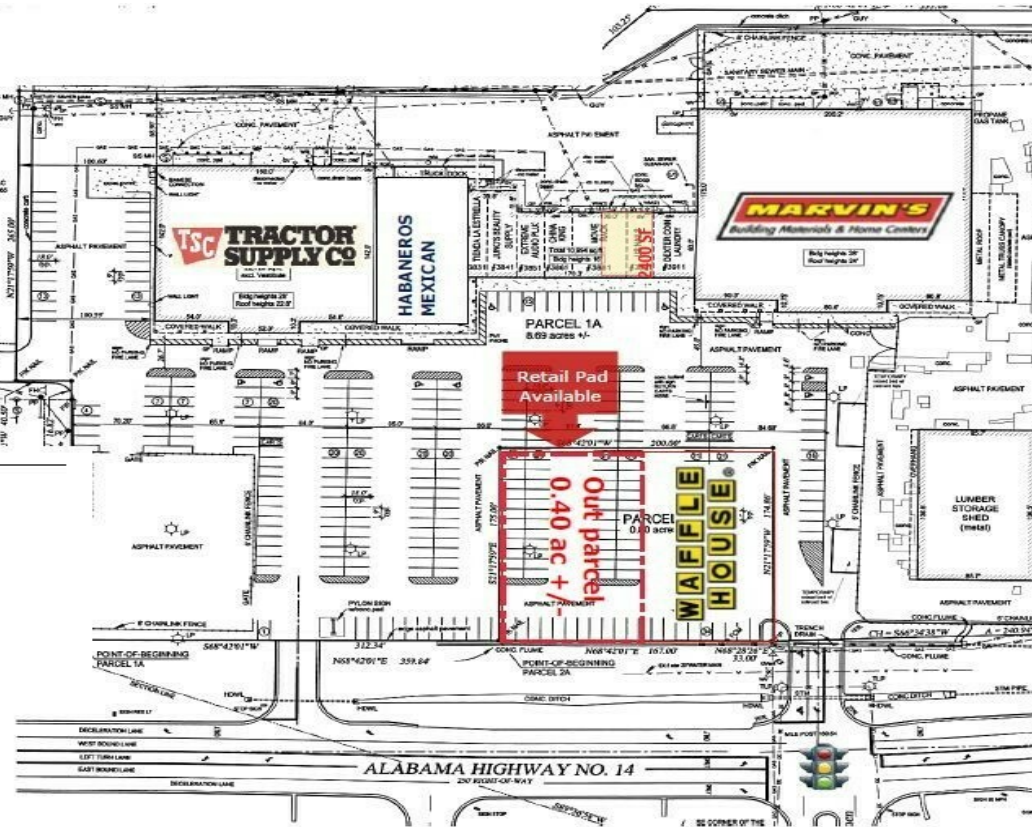
Great access and visibility from Hwy. 14, in front of Tractor Supply and Marvin's. Busy retail location at Hwys. 14 & 143 Anchored by Tractor Supply & Marvin's Across from Walgreen's. Great visibility with traffic light and over 23,640 vehicles per day. .4 +/- AC pad site next to Waffle House.

PROPERTY HIGHLIGHTS

- Parcel at Grandview Pines Shopping Center - anchored by Tractor Supply & Marvin's Across from Walgreen's
- Great access and visibility from Hwy 14 & 143 with traffic light and entrance
- ADT 23,640 vehicles per day
- .4 +/- AC out pad next to Waffle House
- Out Pad Info Link: <https://buildout.com/website/Millbrook-outpad-for-sale>

Out Pad

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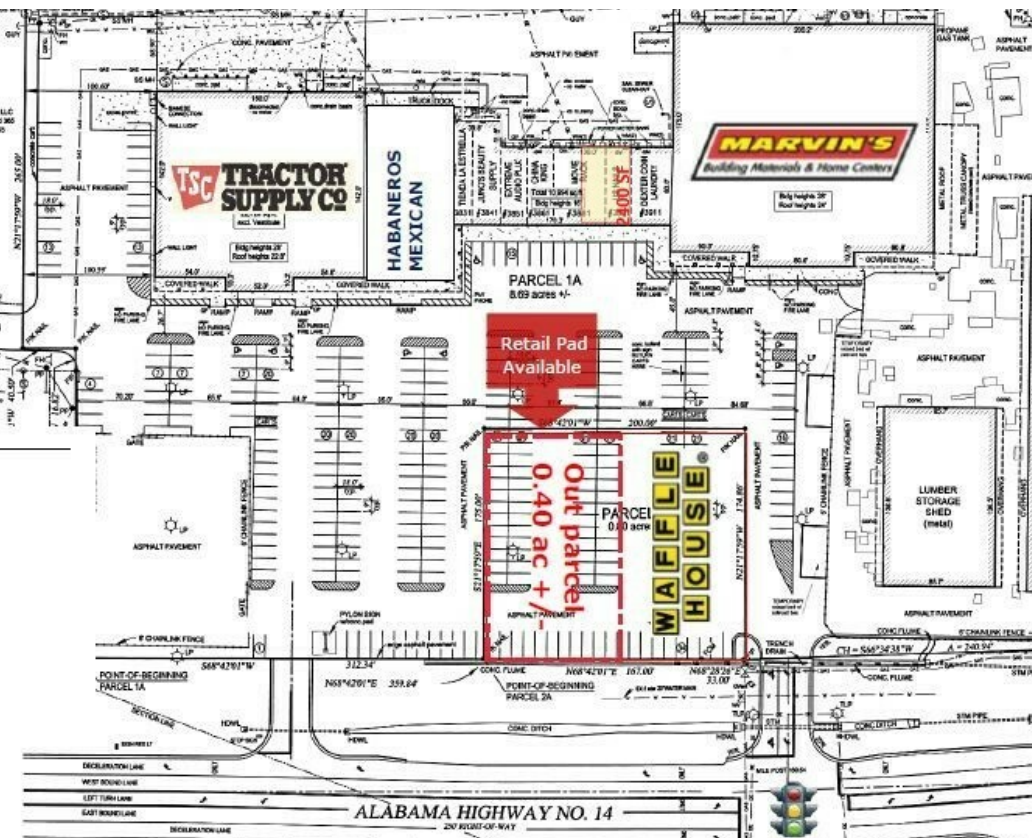


AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Grandview Pines Retail Pad	Available	0.4 Acres	Ground Lease	\$75,000 per year	.4 AC out pad adjacent to Waffle House.

Plans

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AVAILABLE SPACES

.04 +/- AC OUT PAD FOR SALE: \$395,000.00 FOR LEASE: \$75,000 / YEAR

.04 +/- OUT PAD ADJACENT TO WAFFLE HOUSE OFF HWY. 14 - MILLBROOK, AL