

NOW OPEN!



RETAIL PROPERTY FOR LEASE

505 Hwy 80 West,
Demopolis, AL 36732

PRESENTED BY:

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REAL ESTATE SOUTHEAST

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Prattville, AL 36068

Executive Summary

DEMOPOLIS TOWNE CENTER | 505 HWY 80 WEST, DEMOPOLIS, AL 36732



OFFERING SUMMARY

Available SF:	500 SF
Lease Rate:	Negotiable
Lot Size:	10.13 Acres
Year Built:	1990
Building Size:	65,069
Renovated:	2007
Zoning:	Commercial
Market:	Tuscaloosa, AL
Submarket:	Meridian, MS

PROPERTY OVERVIEW

Well located on U.S. Hwy. 80, offering great visibility and access to the Marengo County market.. Just ½ mile east of Wal-Mart Super center. Anchored by Citi Trends, Hibbett Sports & Davita. Growing 35 mile trade area; up 38%, serving 45,000 captive customers between Selma, AL and Meridian, MS.

PROPERTY HIGHLIGHTS

- Well located on U.S. Hwy. 80, offering great visibility and access to the Marengo County market.
- ½ mile east of Wal-Mart Super center.
- Anchored by Citi Trends, Hibbett Sports and Davita.
- Growing 35 mile trade area; up 38%.
- 45,000 captive customers between Selma, AL and Meridian, MS.

Property Details & Highlights

DEMOPOLIS TOWNE CENTER | 505 HWY 80 WEST, DEMOPOLIS, AL 36732



Building Name	Demopolis Towne Center
Property Type	Retail
Property Subtype	Community Center
Building Size	65,069 SF
Lot Size	10.13 Acres
Year Built	1990
Year Last Renovated	2007
Construction Status	Existing
Free Standing	Yes

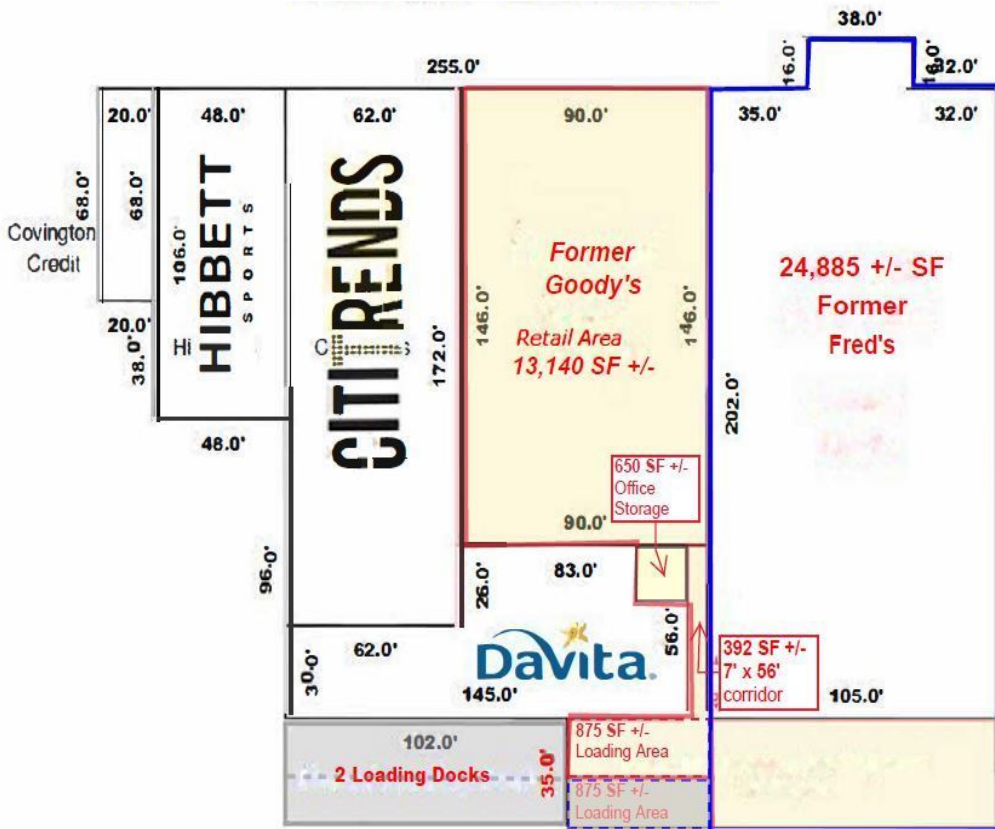
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- Well located on U.S. Hwy. 80, offering great visibility and access to the Marengo County market.
- ½ mile east of Wal-Mart Super center.
- Anchored by Dirt Cheap, Citi Trends, Hibbett's and Davita.
- Dirt Cheap opened Nov. 2022. #1 in the district!
- Growing 35 mile trade area; up 38%.
- 45,000 captive customers between Selma, AL and Meridian, MS.
- See website link for more information:
<https://www.realestatesoutheast.com/properties/?propertyId=Demopolis-lease>

Lease Spaces

DEMOPOLIS TOWNE CENTER | 505 HWY 80 WEST, DEMOPOLIS, AL 36732



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
505-B	-	15,057 SF	NNN	\$7.00 SF/yr	Former Goody's. Approximately 15,057 SF with loading area and dock.

Retailer Map

DEMOPOLIS TOWNE CENTER | 505 HWY 80 WEST, DEMOPOLIS, AL 36732



Map data ©2022 Imagery ©2022 , Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

Advisor Bio

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LOUISE JENNINGS-MCCULLAR

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PROFESSIONAL BACKGROUND

Real Estate Southeast was founded in 2001 by Louise Jennings. As principal and an investor, Ms. Jennings is highly driven to provide positive results in the most efficient manner possible and understands the important responsibilities of creating value in retail properties, along with its day to day management and operations. With over 30 years of experience in the commercial real estate business, she also understands the importance of providing good service and delivering results. Ms. Jennings has redeveloped almost a million SF of retail space throughout the Southeast. This valuable experience is shared with the dedicated team at Real Estate Southeast. This team works diligently to keep tenants happy and properties running smoothly and profitably. Real Estate Southeast works closely with retailers, lenders, investors and industry professionals, earning a strong reputation for hands on service, delivering results. With extensive knowledge of the southeast markets, Real Estate Southeast is contracted to do market analysis and site selection. They worked with clients such as; ABC, DaVita, Dunkin Donuts, Honey Baked Ham and LifeChoice.

Louise Jennings and Real Estate Southeast are active in the community. Louise Jennings is a member of the Alabama Center for Real Estate Leadership Council (ACRE), International Council of Shopping Centers (ICSC), Prattville Millbrook Sunrise Rotary Club and First United Methodist Church. Jennings also serves on the following boards; Central Alabama Community Foundation, YMCA, Prattville Creative and Performing Arts Council, Autauga County Heritage Association (Past President). She is also a past director and supporter of Autauga County Family Support Center and is a great lover of animals. Louise Jennings is married to David McCullar. They live and work in Prattville, Alabama and Pensacola, Florida and travel across the southeast.

Real Estate Southeast

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