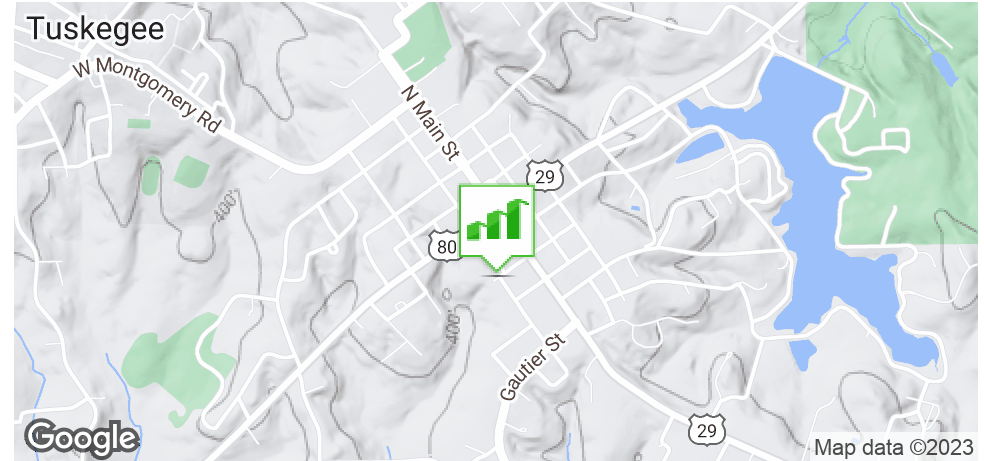


# RUSSELL PLAZA SHOPPING CENTER

204 ELM ST, TUSKEGEE, AL 36083

## Executive Summary



### OFFERING SUMMARY

Available SF: 2,355 - 22,500 SF

Lease Rate: \$5.00 - 7.00 SF/yr (NNN)

Lot Size: 5.0 Acres

Year Built: 1972

Building Size: 53,000

Zoning: Commercial

### PROPERTY HIGHLIGHTS

- Former Restaurant with Fully Functioning Kitchen
- On-site Parking for Employees & Customers
- Anchored by: Piggly Wiggly, Maxway & Citi Trends
- 4.0± Miles from I-85
- 1.5± Miles from Tuskegee University

### DEMOGRAPHICS

|                   | 1 MILE   | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 638      | 4497     | 6719     |
| Total Population  | 1920     | 13315    | 18637    |
| Average HH Income | \$36,492 | \$40,439 | \$40,952 |

JON MASTERS, CCIM

334.387.2724  
Jmasters@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma St #200, Montgomery, AL 36104  
334.262.1958 | moorecompanyrealty.com

SITE SOURCE  
REAL BROKER NETWORK

MOORE  
MANAGEMENT | BROKERAGE | CONSULTING

# RUSSELL PLAZA SHOPPING CENTER

204 ELM ST, TUSKEGEE, AL 36083

## Available Spaces



|             |  |                       |
|-------------|--|-----------------------|
| LEASE TYPE  |  | NNN                   |
| TOTAL SPACE |  | 2,355 - 22,500 SF     |
| LEASE TERM  |  | Negotiable            |
| LEASE RATE  |  | \$5.00 - \$7.00 SF/yr |



| SUITE | TENANT    | SIZE      | TYPE | RATE         |
|-------|-----------|-----------|------|--------------|
| 200   | Available | 22,500 SF | NNN  | \$5.00 SF/yr |
| 500   | Available | 2,355 SF  | NNN  | \$7.00 SF/yr |

**JON MASTERS, CCIM**  
334.387.2724  
Jmasters@mcrmpm.com

**MOORE COMPANY REALTY**  
312 Catoma St #200, Montgomery, AL 36104  
334.262.1958 | moorecompanyrealty.com



# RUSSELL PLAZA SHOPPING CENTER

204 ELM ST, TUSKEGEE, AL 36083

Retail Map



JON MASTERS, CCIM

334.387.2724

Jmasters@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma St #200, Montgomery, AL 36104

334.262.1958 | moorecompanyrealty.com

