

THE SHOPPES AT FORT TOULOUSE

5039 US HWY 231, WETUMPKA, AL 36092

Publix

OPENING MID 2024



OFFERING SUMMARY

Total GLA Available:	1,403 - 4,150 SF
Lease Rate:	Contact Agent

PROPERTY OVERVIEW

Moore Company Realty is pleased to present The Shoppes at Fort Toulouse. Anchored by Publix, these shops are conveniently located and easily accessible from U.S. Highway 231, and serves as the major economic and retail corridor in all of Wetumpka, with excellent visibility and access to 37,600± AADT traffic counts directly in front of the property. The property is centrally located within minutes of multiple community hubs and recreational attractions such as Wetumpka Recreation Center, Gold Star Park, Wetumpka Civic Center, Fitzpatrick Lake, and Coosa Outdoor Center. Wetumpka is one of the fastest growth areas- population has increased by 29.51% since the year 2000.

PROPERTY HIGHLIGHTS

Lot Size:	±1.5 - 3.0 Acres
Building Size:	±7,100
Zoning:	B-1:General Business

- Highly anticipated Publix-anchored shopping center will include 7,100± square feet of shop space
- The construction of a new Publix in Wetumpka, Alabama, along with accompanying shops and outparcels, will bring added convenience and options for residents in the area
- To enhance accessibility and convenience, the new Publix in Wetumpka will have a new entrance. This new entrance will likely be designed to accommodate increased traffic flow and provide easy access for customers entering and exiting the complex.
- Conveniently located at the signalized intersection of US Hwy 231 and W Fort Toulouse Rd
- Wetumpka has seen 2% population growth for 10 years running
- Major Thoroughfare US Highway 231
- US- Hwy 231 traffic counts of 37,600± VPD
- 0.01± Miles from National Big Box Stores Wal-Mart & Lowes
- 1.0± Miles from Wind Creek Casino
- Be part of Wetumpka's growing business population

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MOORE COMPANY REALTY

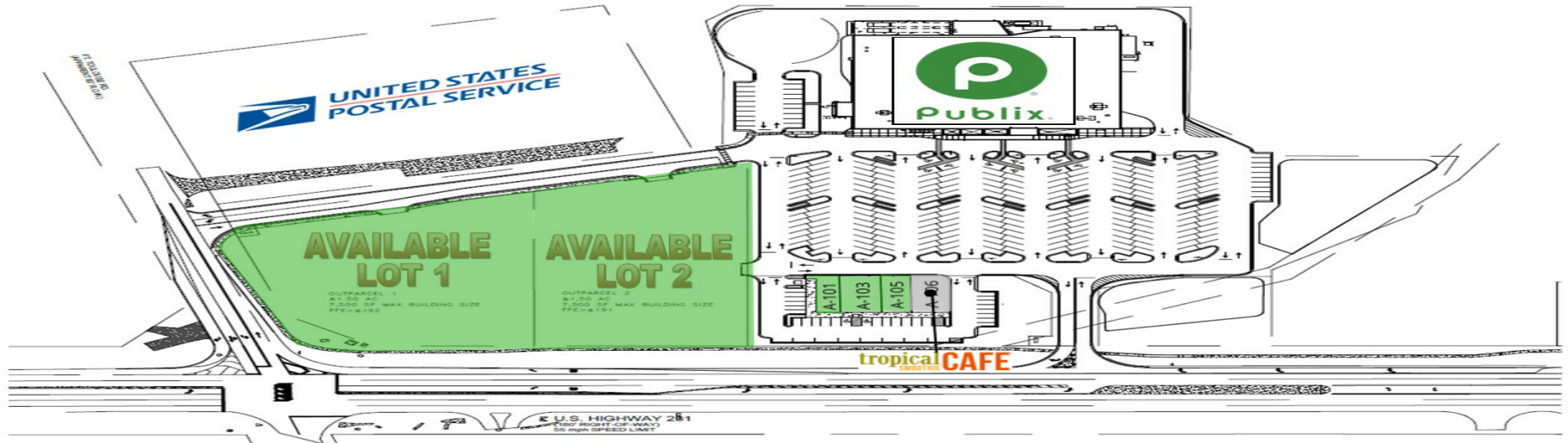
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PLANS



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite A-101	Available	1,808 SF	NNN	Contact Agent	-
Suite A-103	Available	2,406 SF	NNN	Contact Agent	-
Suite A-105	Available	1,403 SF	NNN	Contact Agent	-
Lot 1	Available	1.5 Acres	NNN	Contact Agent	Ground Lease
Lot 2	Available	1.5 Acres	NNN	Contact Agent	Ground Lease

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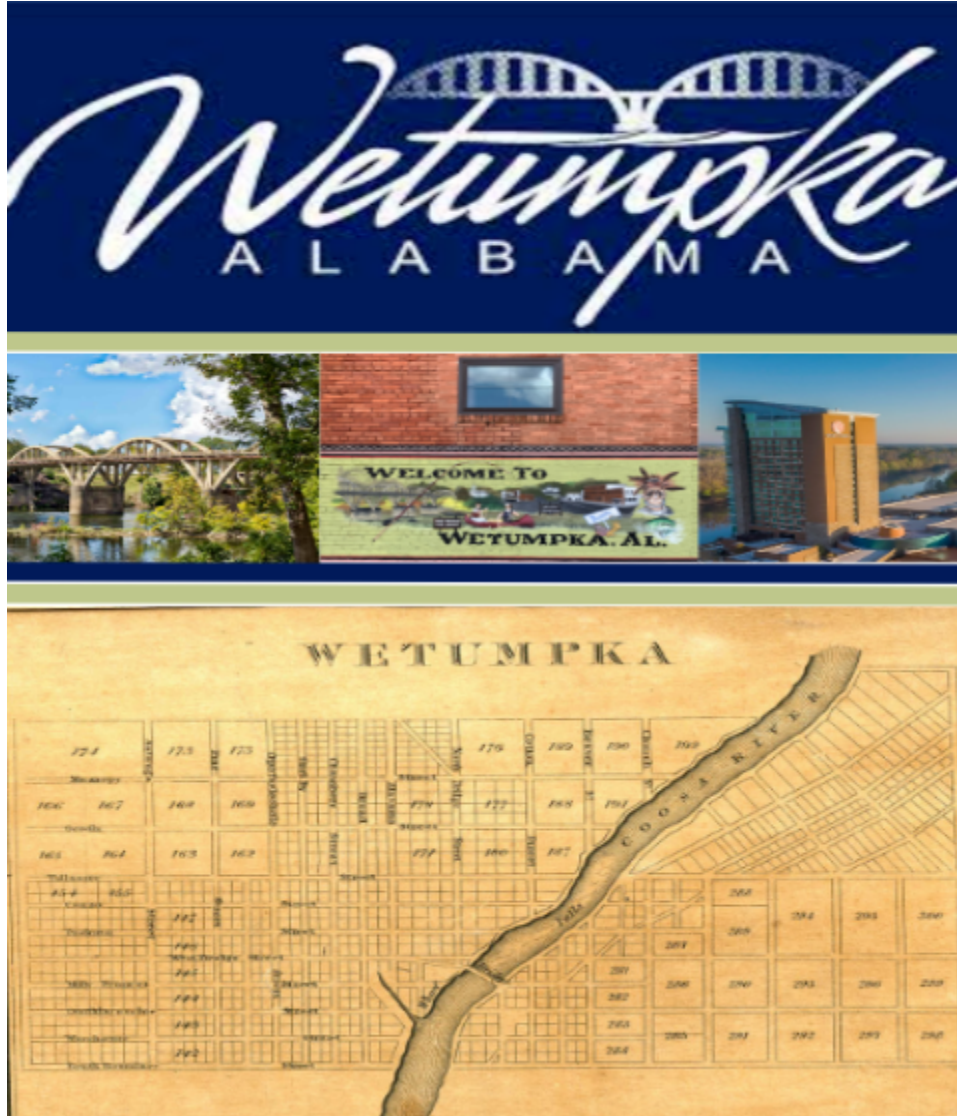
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Wetumpka Overview



WETUMPKA ALABAMA

Nestled astride the Coosa River just above its juncture with the Tallapoosa, lies the lovely little city of Wetumpka. Framed against the picturesque backdrop of the Appalachian foothills, the thriving community is a study in contrast. From the freshly renovated architecture of the downtown area to the stark beauty of Elmore County's new Judicial Complex...from the elegant facades of vintage homes to the planned graciousness of sparkling modern subdivision.

Wetumpka is a delightful blend of the past and the present. From things to do, to things to see, Wetumpka has something for everyone. Located in Central Alabama, Wetumpka is the County Seat of Elmore County, which is Alabama's third fastest growing county. Wetumpka offers small-town living with the convenience of big-city amenities only minutes away in Montgomery.

Annual Special Events include Christmas on the Coosa, the Coosa River Whitewater Festival, Frontier Days, Riverfest, Earth Day, Adventure Race, and the Coosa River Challenge. Wetumpka Alabama, is the economic center of Elmore County, is located in one of the fastest growth areas in the state. The favorable location, just minutes from the State Capital of Montgomery, provides opportunities in all areas of business and commerce, as well as personal needs.

At the 2000 census there were 65,874 people, 22,737 households, and 17,552 families living in the county.

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DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

5039 US-231, Wetumpka, Alabama, 36092

Ring of 5 miles

KEY FACTS

13,456

Population



4,987

Households

41.8

Median Age

\$47,558

Median Disposable Income

EDUCATION

9%

No High School Diploma



33%

High School Graduate



29%

Some College



29%

Bachelor's/Grad/Prof Degree

INCOME



\$55,495

Median Household Income



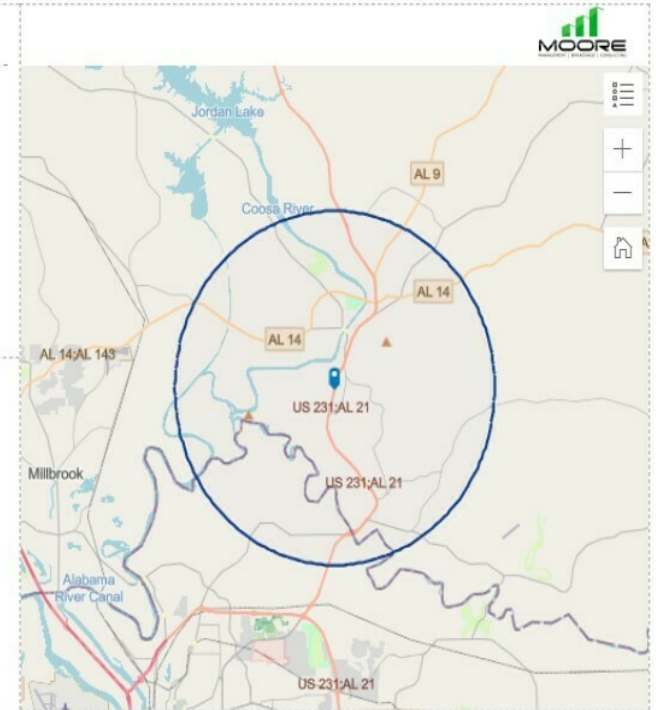
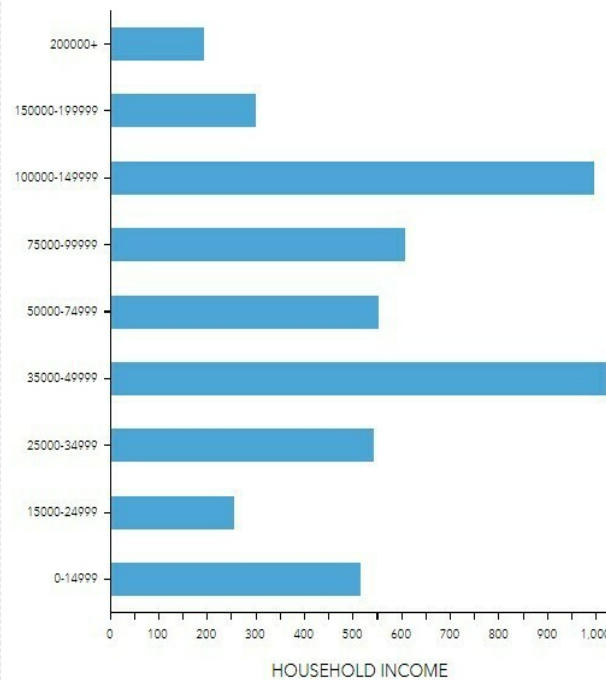
\$31,049

Per Capita Income



\$153,170

Median Net Worth



EMPLOYMENT



White Collar



Blue Collar



Services

69%

20%

15%

2.8%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

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RETAIL MAP



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