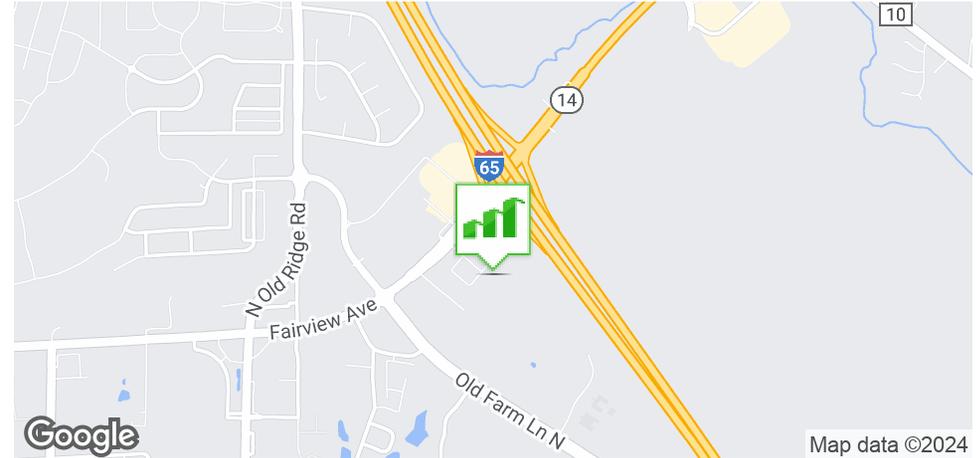


270 INTERSTATE HIGHWAY PARK LOOP

PRATTVILLE, AL 36066

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	±0.63 Acres
Building Size:	8,125
Zoning:	Commercial B4
Current Annual Income:	\$89,000
Market:	Prattville
Price / SF:	\$184.62

PROPERTY HIGHLIGHTS

- Office building located in the fastest growing retail corridor in Prattville
- A large quantity of new homes under construction in this area
- Easy accessibility and ample parking
- ±0.3 Miles from I-65
- ±2.3 Miles from Cobbs Ford Rd
- ±3.1 Miles from Highway 31
- ±3.4 Miles to the Marriott Legends Conference Center and the World-Renowned Robert Trent Jones Capitol Hill Golf Course
- Located in Prattville Alabama- With a 2023 population of 39,076, it is the 12th largest city in Alabama. Prattville is currently growing at a rate of 1.03% annually and its population has increased by 3.11% since the most recent census, which recorded a population of 38,286 in 2020

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Aerial



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270 INTERSTATE HIGHWAY PARK LOOP

PRATTVILLE, AL 36066

Prattville, AL

PRATTVILLE, AL- OVERVIEW

Welcome to the City of Prattville, Alabama, a charming New England-style village nestled in the heart of the Deep South. As the "birthplace of industry" in Alabama, Prattville's rich history spans the life and accomplishments of its founder Daniel Pratt, the great industrialist. Prattville features the Daniel Pratt Historic District, listed in the National Register of Historic Places, where some of the sites date back to the Civil War era.

Prattville is a city located within both Autauga and Elmore counties in the State of Alabama but serves as the county seat of Autauga County. Founded in 1818, thus making it "a county older than the state". As of the 2023 census, the population of the city was 39,076. Also called the "Fountain City" (named for the abundance of artesian wells that once flowed through our town) Prattville boasts a wide variety of natural and recreational attractions, including golfing, canoeing, hiking, fishing and other means of entertainment. Prattville's cultural and retail attractions, numerous antique and specialty stores, and excellent dining establishments are sure to please almost any taste.

The welcome mat is always out in Prattville. Whatever your needs or desires, you'll find it in Prattville—a town rich in history, but with a firm focus on the future.

Come experience Prattville, Alabama for yourself. Whether passing through or making us a destination, after one visit, we're sure you'll find that Prattville will be a memorable place for your family for many years to come.



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270 INTERSTATE HIGHWAY PARK LOOP

PRATTVILLE, AL 36066

Demographics

DEMOGRAPHIC SUMMARY

266 Interstate Park Loop, Prattville, Alabama, 36066

Ring of 1 mile

KEY FACTS

3,922

Population



1,375

Households

35.5

Median Age

\$58,201

Median Disposable Income

EDUCATION

5%

No High School Diploma



19%

High School Graduate



22%

Some College



54%

Bachelor's/Grad/Prof Degree

INCOME



\$76,720

Median Household Income



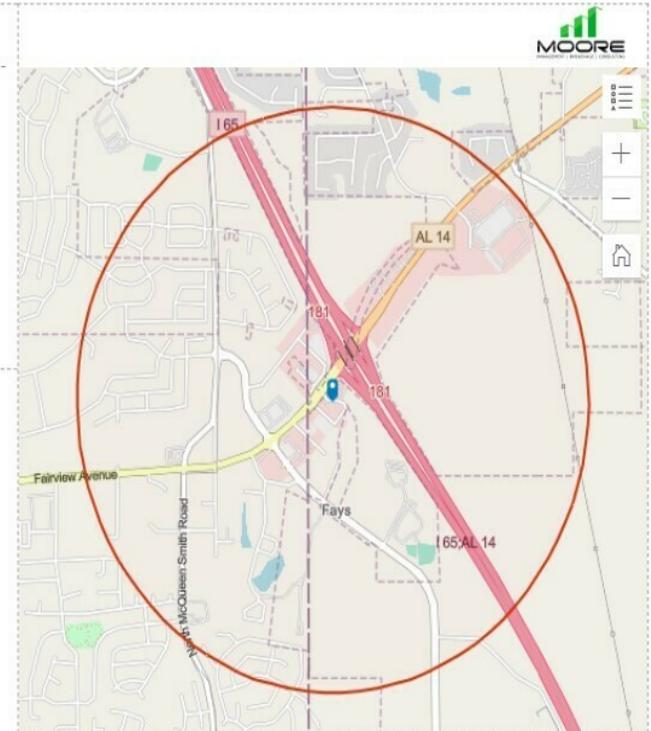
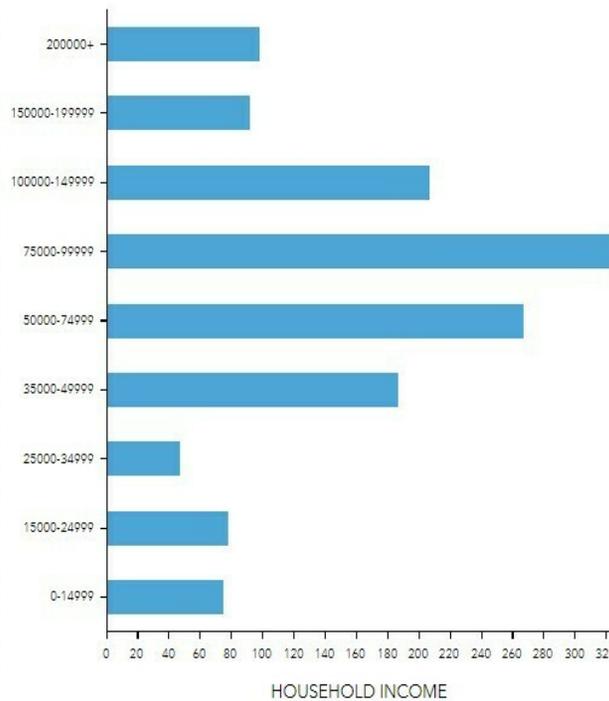
\$35,721

Per Capita Income



\$149,451

Median Net Worth



EMPLOYMENT

66%

White Collar

23%

Blue Collar

11%

Services

2.1%

Unemployment Rate

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270 INTERSTATE HIGHWAY PARK LOOP

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Retail Map



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