

TOULOUSE VILLAGE

5326 US HIGHWAY 231, WETUMPKA, AL 36092

Executive Summary



OFFERING SUMMARY

Available SF: 1,265 - 27,140 SF

Lease Rate: Contact Agent

Lot Size: 9.54 Acres

Building Size: 94,549

Zoning: B-1 (General Business)

PROPERTY HIGHLIGHTS

- Established Shopping Center in the heart of Wetumpka
- New Façade New LED lighting, New Parking Lot and more
- Anchor Tenants: Winn-Dixie, KFC, McDonald's & Adams Drugs.
- Rare Vacancy
- Major Thoroughfare US-Hwy 231
- US- HWY 231 Traffic Counts of 37,600± VPD in front of Winn Dixie,
- US- HWY 231 Traffic Counts of 36,600± VPD in front of The Wind Creek Casino
- 0.5± Miles to Wind Creek Casino
- Be a part of Wetumpka's growing business population



GENE CODY, CCIM

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MOORE COMPANY REALTY

312 Catoma St #200, Montgomery, AL 36104
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Additional Photos



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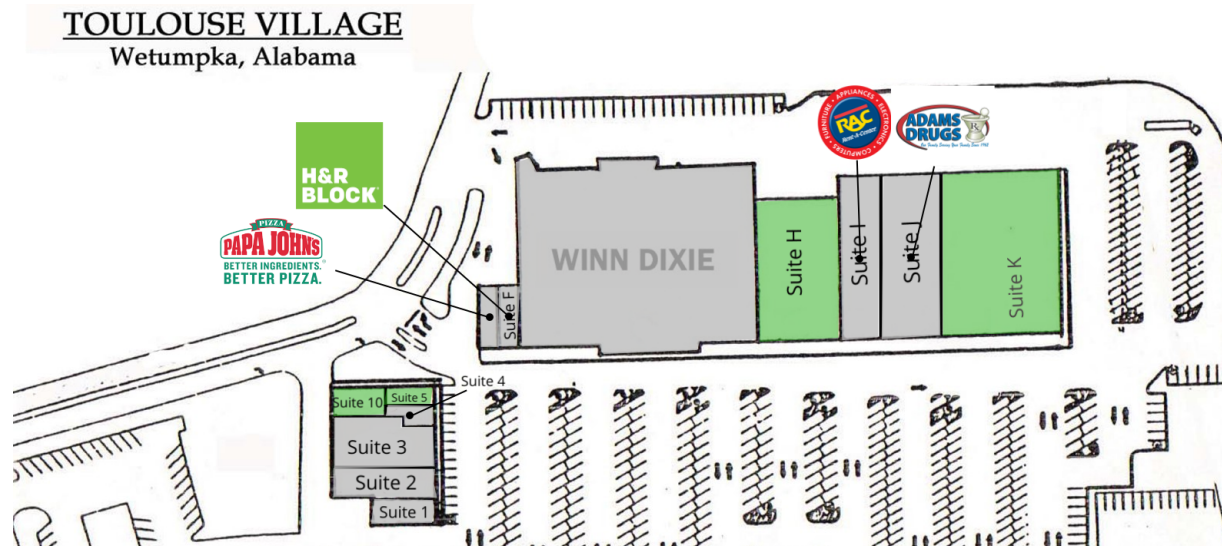
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Available Spaces



LEGEND

Available

Leased

LEASE INFORMATION

Lease Type:	Negotiable; NNN
Total Space:	1,265 - 27,140 SF

Lease Term:	Negotiable
Lease Rate:	Contact Agent

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 5 B	Available	1,265 SF	Negotiable	Contact Agent	Retail Space with Drive Thru
Suite 10 C	Available	2,075 SF	NNN	Contact Agent	Storage, With roll-up door and restroom.
Suite-H	Available	9,800 SF	Negotiable	Contact Agent	Large Retail Space
K	Available	27,140 SF	Negotiable	Contact Agent	Big Box Retail Space

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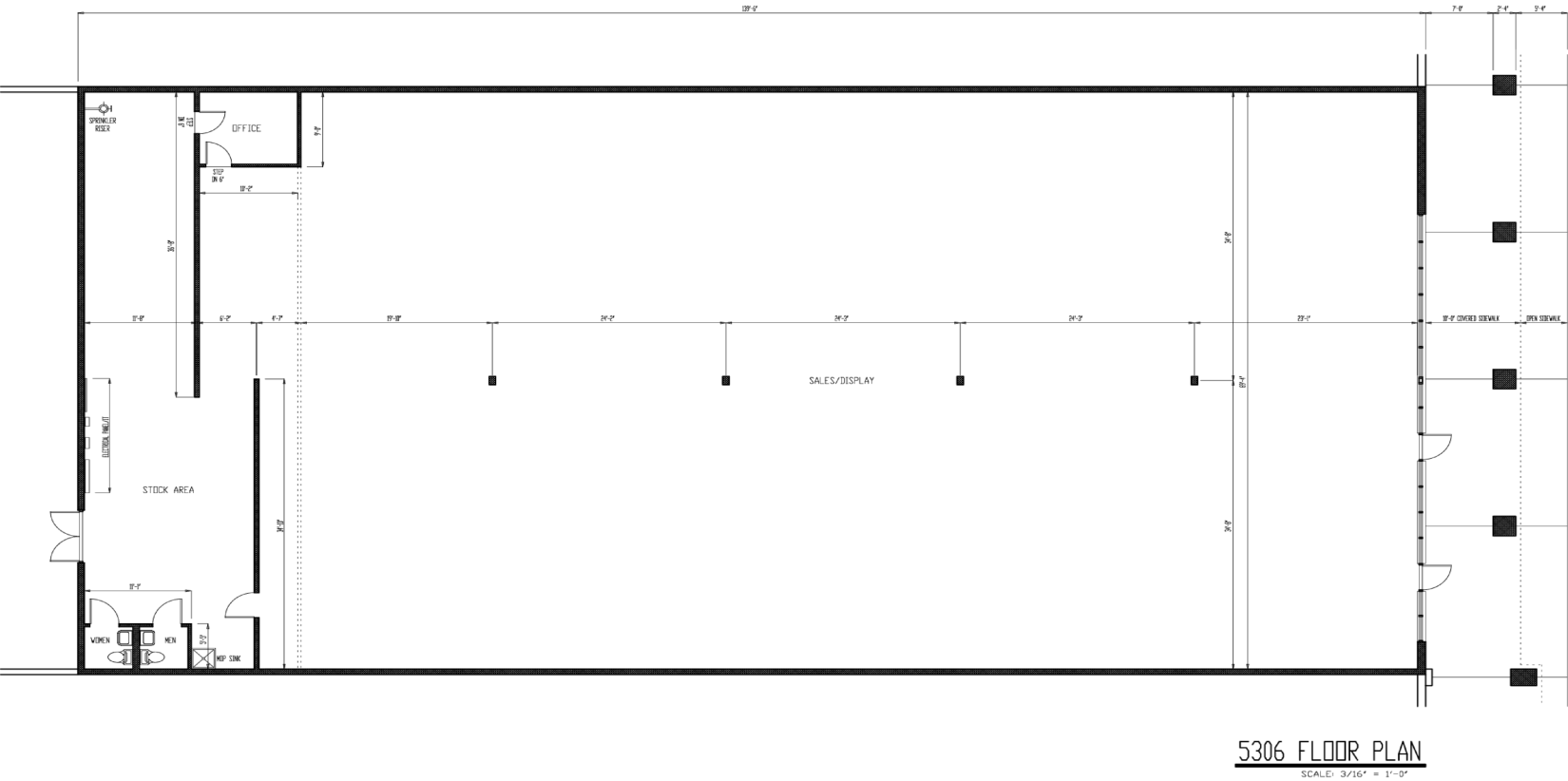
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Floor Plan

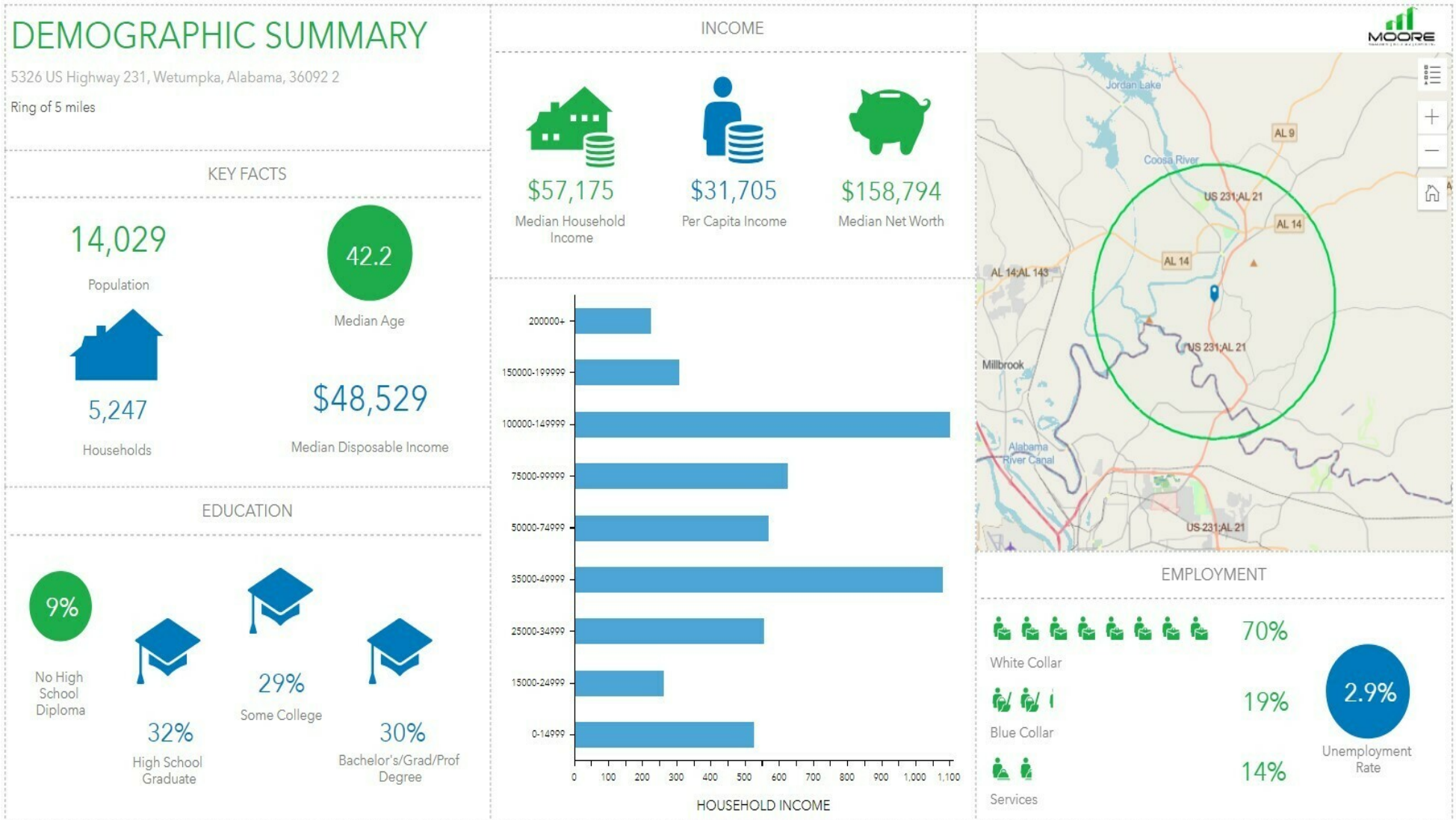


5306 US-231 NORTH WETUMPKA, ALABAMA 36092	
FILE NUMBER	340
PROJECT NUMBER	400
DATE	OCT 18, 2003
PLAN SCALE:	3/16" = 1'-0"
SHEET TITLE:	5306 FLOOR PLAN
PLAN SQUARE FOOTAGE:	9,765 SF.
SHEET NUMBER:	A1.0

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Demographics



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Wetumpka, AL

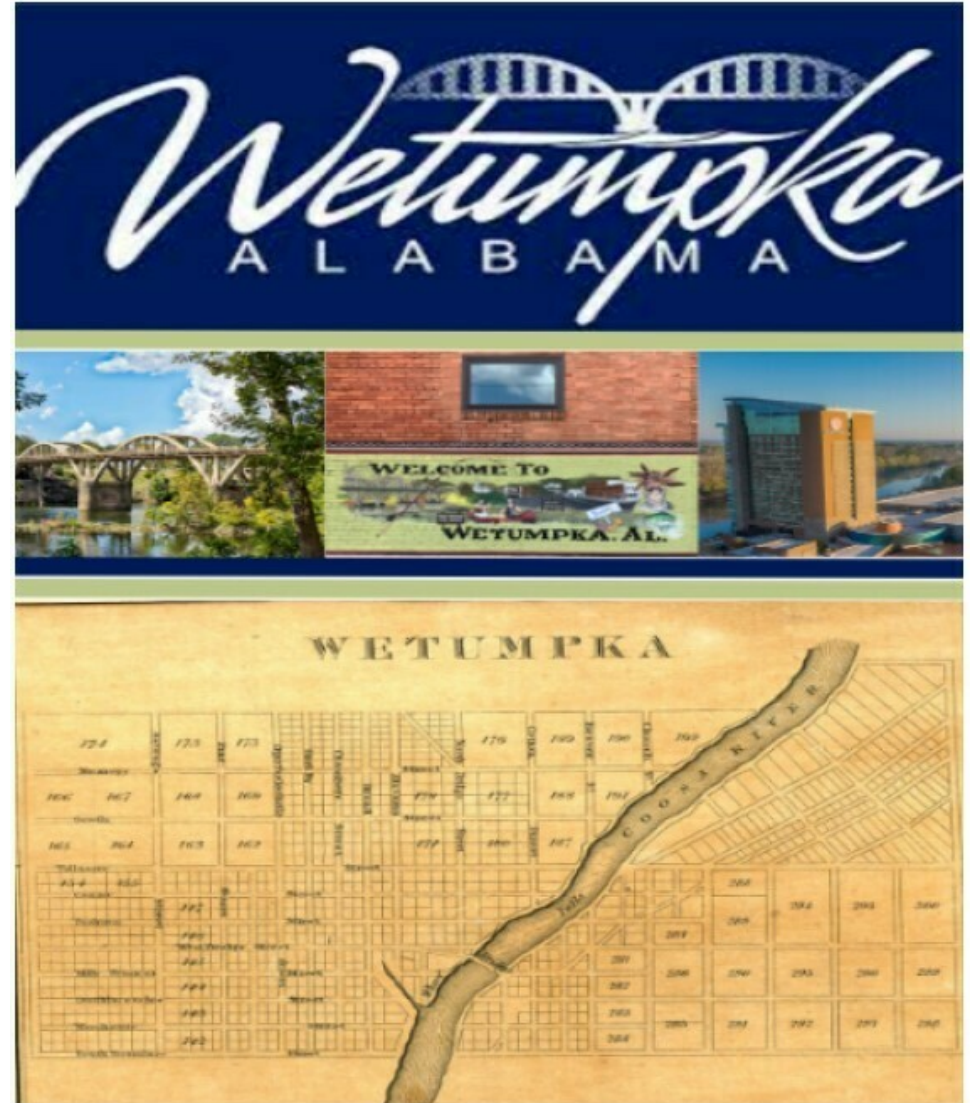
WETUMPKA, AL- OVERVIEW

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 todo, 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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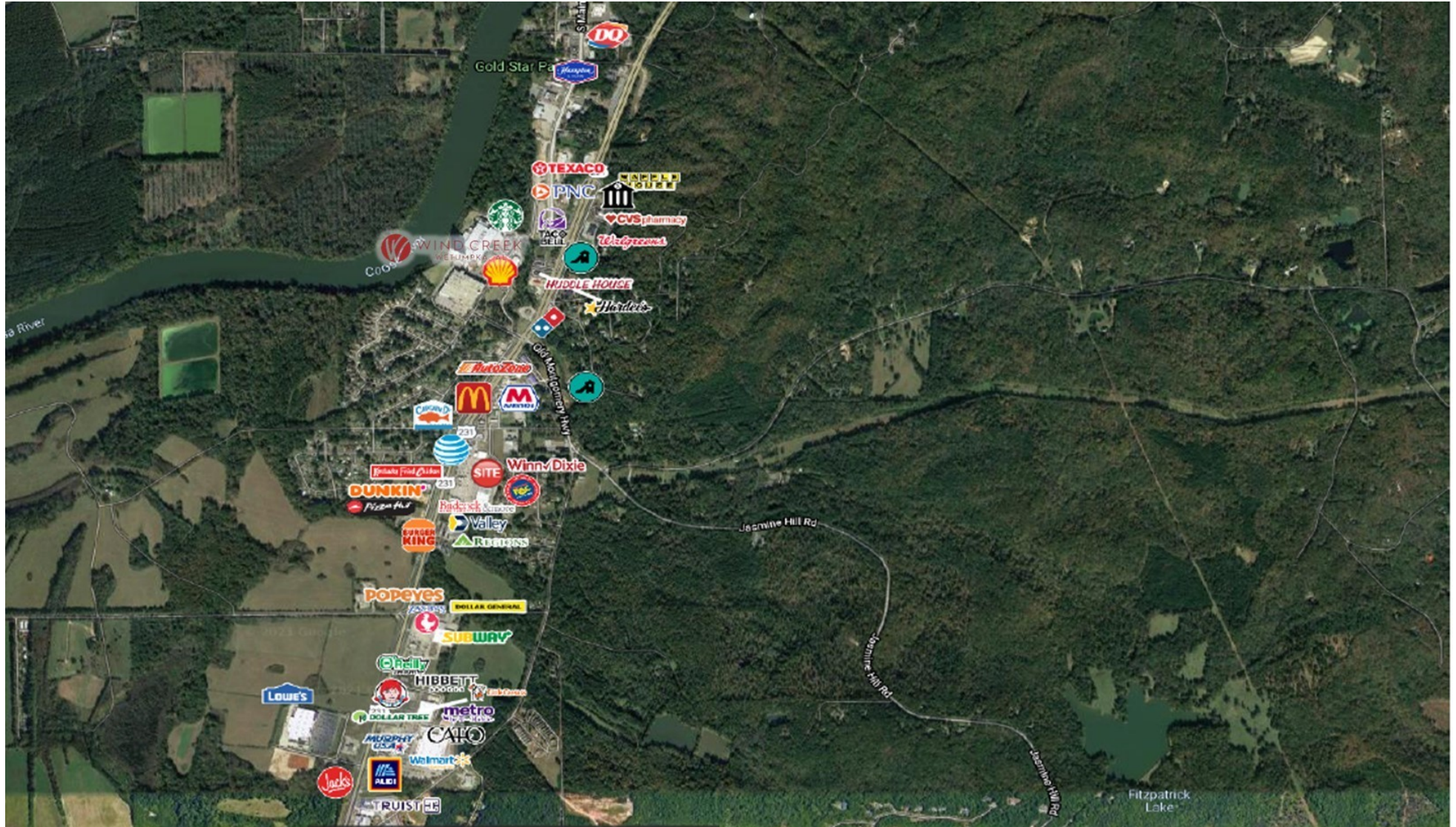
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Retail Map



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