

For Lease

Pratt's Mill Shopping & Office Center

Corner Fairview Avenue & Old Farm Road Prattville, Alabama



Suite 2084: Size: 1,500 SF
Rent: \$2,219 / mo. (\$17.75 / SF)
T I C: Included (Modified Gross Lease)
Former: Physical Therapy
Utilities: Tenant pays for electricity, telephone, internet

Suite 2046: Size: 1,800 SF
Rent: \$2,665 / mo. (\$17.75 / SF)
T I C: Included (Modified Gross Lease)
Former: Sylvan Learning Center
Utilities: Tenant pays for electricity, telephone, internet

Suite 2092: Size: 2,500 SF
Rent: \$3,125.00 / mo. (\$15.00 / SF)
T I C: \$ ± 573.00 / mo. (\$ 2.75 / SF)
Tenant: Dance Studio – vacate with 60 days notice
Utilities: Tenant pays for electricity, telephone, internet

Traffic Count: ± 35,000 vehicles / day

Parking: 254 Parking Spaces or a 170:1 Parking Ratio which is excellent

Signage: Very visible sign exposure on mansard of building and on the Pylon sign facing Fairview Avenue.

Location: Excellent Commercial Location at the SE Corner of Fairview Avenue and Old Farm Road, the 1st Signaled Intersection west of I-65. Directly across Fairview Ave. from the Long Lewis Ford, Chick-fil-A and Starbucks.

See Attached:

- Aerials of Shopping Center
- Floor Plan: Suite 2084, 1,500 SF
- Floor Plan Suite 2046, 1,800 SF
- Floor Plan Suite 2092, 2,500 SF
- Site Plan

Tenant List:

- Building 1: Jim Massey Cleaners • (2,500 SF for Lease) • State Farm Insurance • Acupressure • Eagle Cigar Company • (1,500 SF Vacant) • Ice Cream Parlor • Chic-fil-A office

Building 2: Express Fitness • Classic Audio • Sylvan Learning • #1 Nails • Minuteman Press • Blue Haven Pools • Dance Studio • Nurse Training Facility

For Information Contact

David Derbes 985-264-2990

Administrative Assistant

dvd@pmscmgt.com or dsderbes@gmail.com

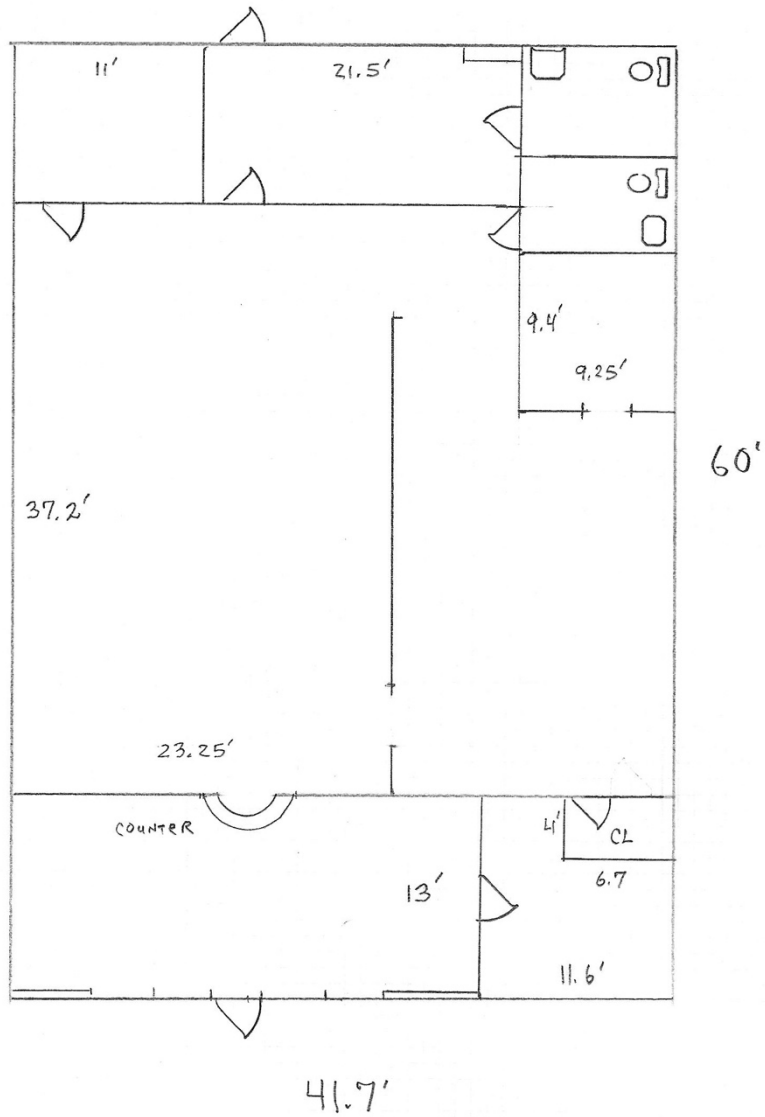
Pratt's Mill Shopping Center
2096 Fairview Avenue, Prattville, AL
Corner Fairview Avenue & Old Farm Road



Excellent Access with 4 curb cuts, 1st Signaled intersection west of I-65, 43,400 SF Center



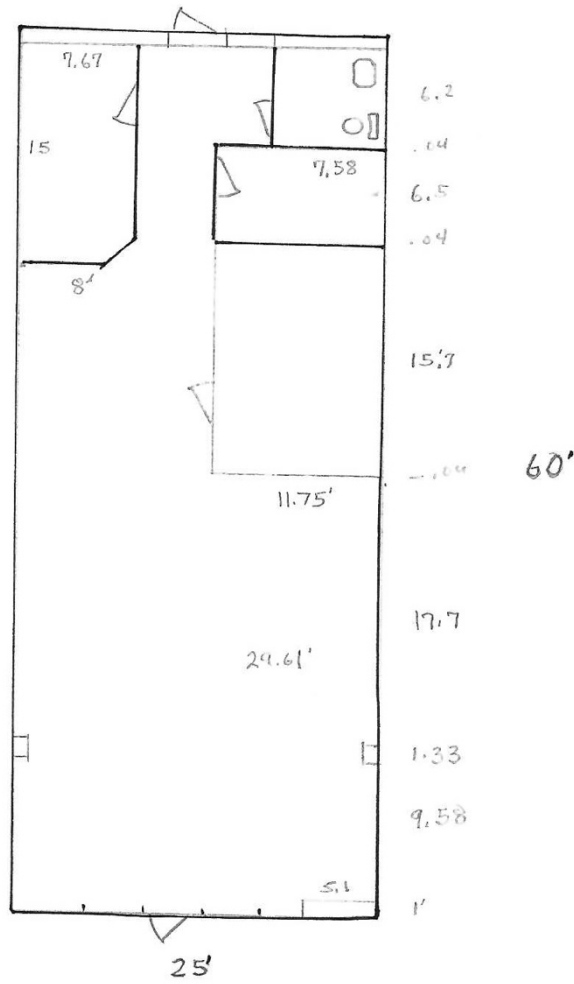
Suite 2092
2,500 SF



Some changes to front waiting area and front office are not noted on this floor plan

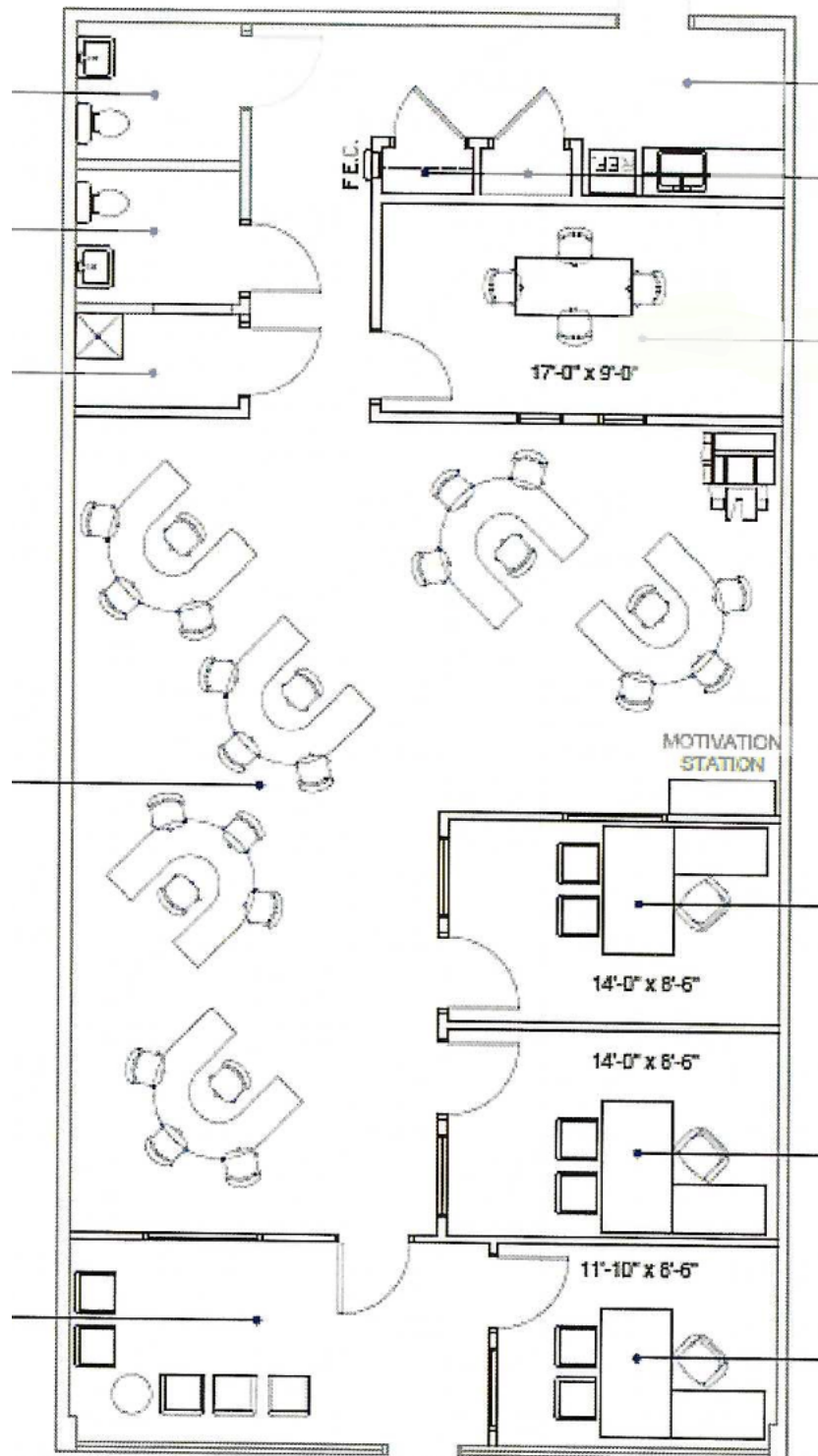
Unit 2084

1,500 SF

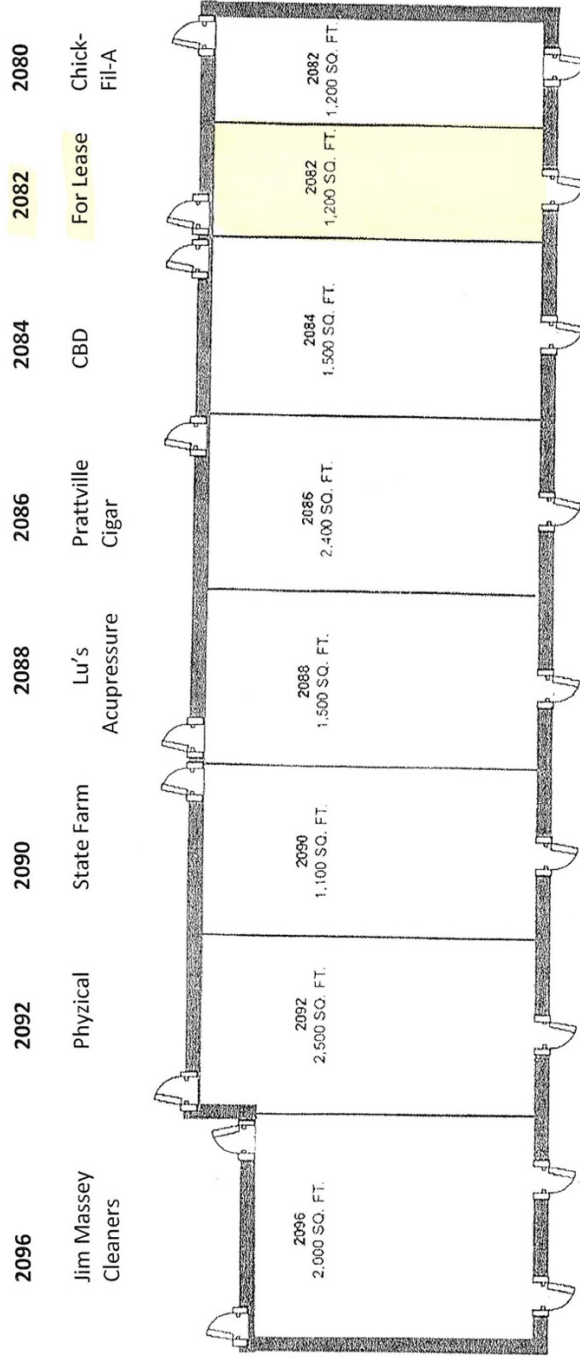


Floor Plan Suite 2084

1,800 SF (Sylvan Learning Center)



Pratt's Mill Shopping Center
 For Lease Unit 2082 1,200 SF \$1,500 / month



Site Plan

