



RETAIL PROPERTY FOR LEASE

750 Hwy 9, Centre, AL 35960

PRESENTED BY:

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REAL ESTATE  SOUTHEAST_{LLC}

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Executive Summary

CHEROKEE PLAZA | 750 HWY 9, CENTRE, AL 35960

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OFFERING SUMMARY

Available SF: 1,550 - 19,581 SF

Lease Rate: \$5.00 - 10.00 SF/yr (NNN)

Lot Size: 13.73 Acres

Building Size: 99,479

Market: Birmingham, AL

Submarket: Gadsden, AL

PROPERTY OVERVIEW

Cherokee Plaza is a well established 99,479 sf neighborhood center, located in Centre, AL, the county seat of Cherokee County. Cherokee Plaza is anchored by Goody's, Hibbett, Fred's and Dollar General. The center offers tremendous visibility, and access to over 155,000 consumers with an average household income of \$65,000. The center is well positioned at the apex of Hwys. 411 / 68 / 9 and Chestnut Bypass (Hwy. 283).

PROPERTY HIGHLIGHTS

- Cherokee Plaza is a well established 99,479 sf neighborhood center, located in Centre, AL, the county seat of Cherokee County.
- Cherokee Plaza is anchored by Goody's, Hibbett, Fred's and Dollar General.
- The center offers tremendous visibility, and access to Cherokee County and the Lake Weiss markets.
- The center is well positioned at the apex of Hwys. 411 / 68 / 9 and Chestnut Bypass (Hwy. 283).
- Improvements planned for 2018.

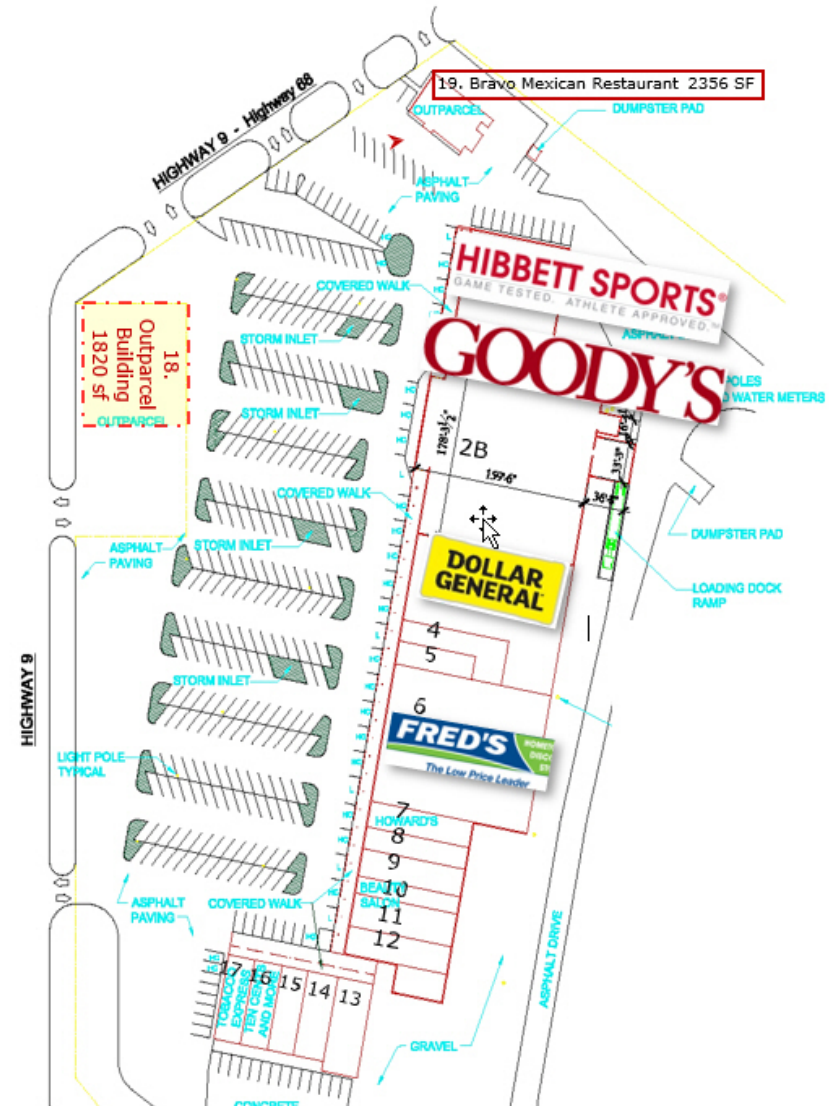
Available Spaces

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LEASE TYPE		NNN	LEASE SPACE		1,550 - 19,581 SF
LEASE TERM		Negotiable	LEASE RATE		\$5.00 - \$10.00 SF/yr

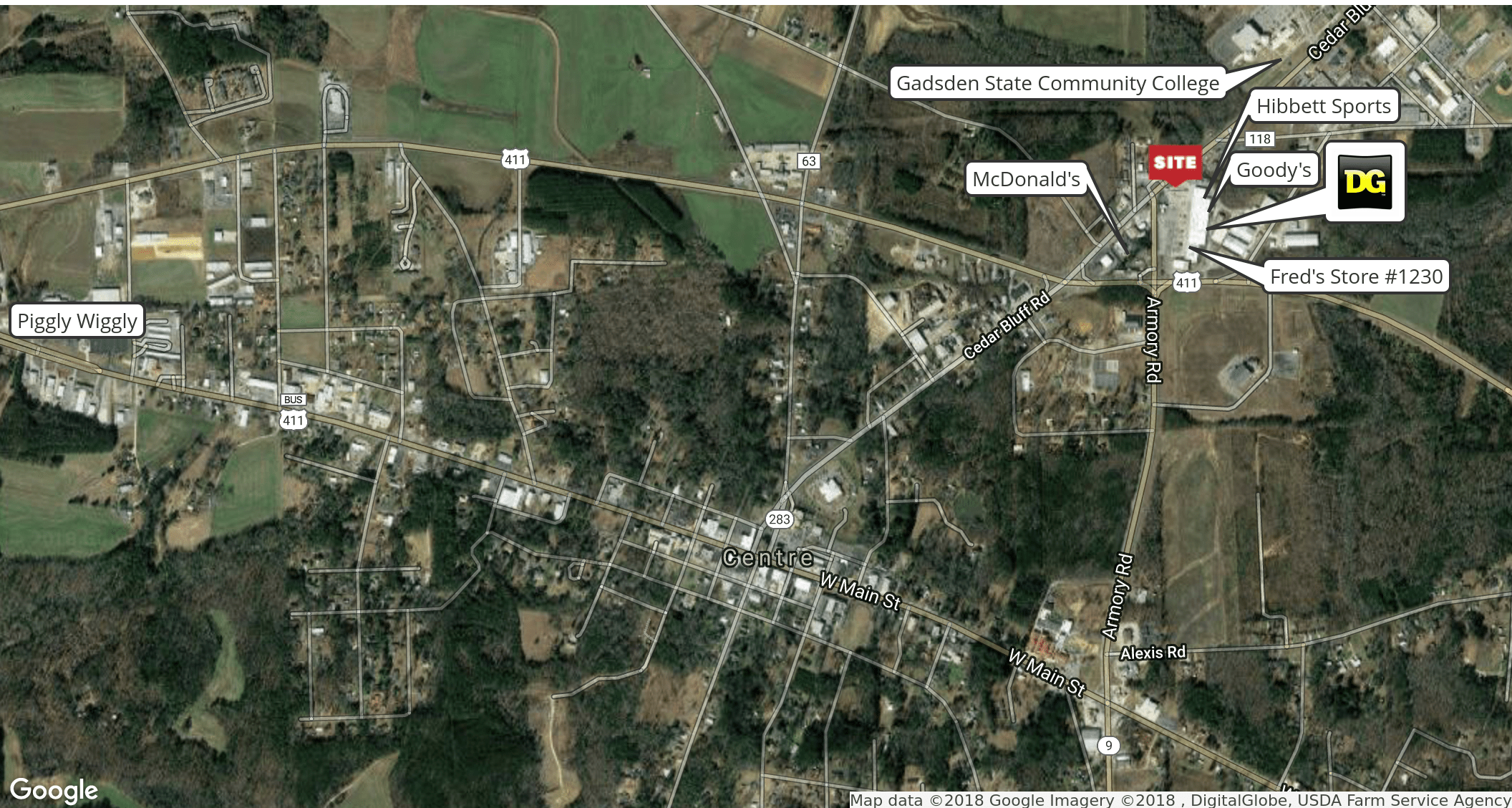
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2B	Available	10,000 - 19,581 SF	NNN	\$6.00 SF/yr	Portion of former grocery space, positioned between Goody's and Dollar General
4	Available	2,582 - 4,132 SF	NNN	\$10.00 SF/yr	Open space. Spaces 4 & 5, located between Dollar General and Goody's
5	Available	1,550 - 4,132 SF	NNN	\$10.00 SF/yr	Open space. Spaces 4 & 5, located between Dollar General and Goody's
7	Available	3,009 SF	NNN	\$10.00 SF/yr	Open showroom with storage and loading. Adjacent to Goody's
11	Available	2,989 - 6,801 SF	NNN	\$10.00 SF/yr	Former restaurant space
12	Available	3,812 - 6,801 SF	NNN	\$9.00 SF/yr	Former print shop. Open storage in rear with roll up doors
15	Available	1,905 - 4,138 SF	NNN	\$8.00 SF/yr	Former finance & tax office
16	Available	2,233 - 4,128 SF	NNN	\$8.00 SF/yr	Open space. Perfect for retail, office or medical.
18	Available	1,820 SF	NNN	\$10.00 SF/yr	Free standing building
20	Available	14,105 SF	NNN	\$5.00 SF/yr	Open space. Perfect for retail, entertainment, warehouse



Retailer Map

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