



University Alabama - Gadsden

Gadsten City Hall

Gadsten Convention Center

osa River



# RETAIL PROPERTY FOR LEASE

401-465 George Wallace Dr,  
Gadsden, AL 35903

PRESENTED BY:

**LOUISE JENNINGS**

404.606.3285

[louise@resellc.com](mailto:louise@resellc.com)

George Wallace Dr. +/- 21,500 VPD

REAL ESTATE  SOUTHEAST<sub>LLC</sub>

**REAL ESTATE SOUTHEAST**

404.606.3285

P. O. Box 681955

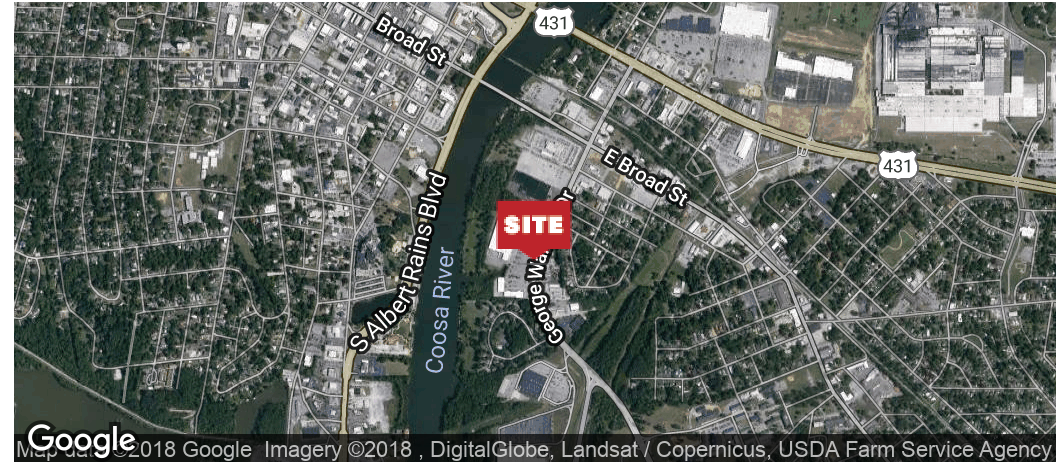
Prattville, AL 36068



# Executive Summary

RIVERVIEW PLAZA | 401-465 GEORGE WALLACE DR, GADSDEN, AL 35903

REAL ESTATE  SOUTHEAST LLC



## OFFERING SUMMARY

Available SF: 1,200 - 18,196 SF

Lease Rate: \$6.00 - 16.00 SF/yr (NNN)

Lot Size: 16.0 Acres

Building Size: 148,860

Renovated: 2016

Market: Birmingham

## PROPERTY OVERVIEW

Great community center, located on the main business corridor. High visibility with traffic light at main entrance. 1200 sf - 7500 sf available.

## PROPERTY HIGHLIGHTS

- Well anchored community center; Bargain Hunt, Harbor Freight, Dollar Tree, Tuesday Morning
- Located along main business corridor, George Wallace Drive, just off I-759.
- Great visibility with traffic light at main entrance.

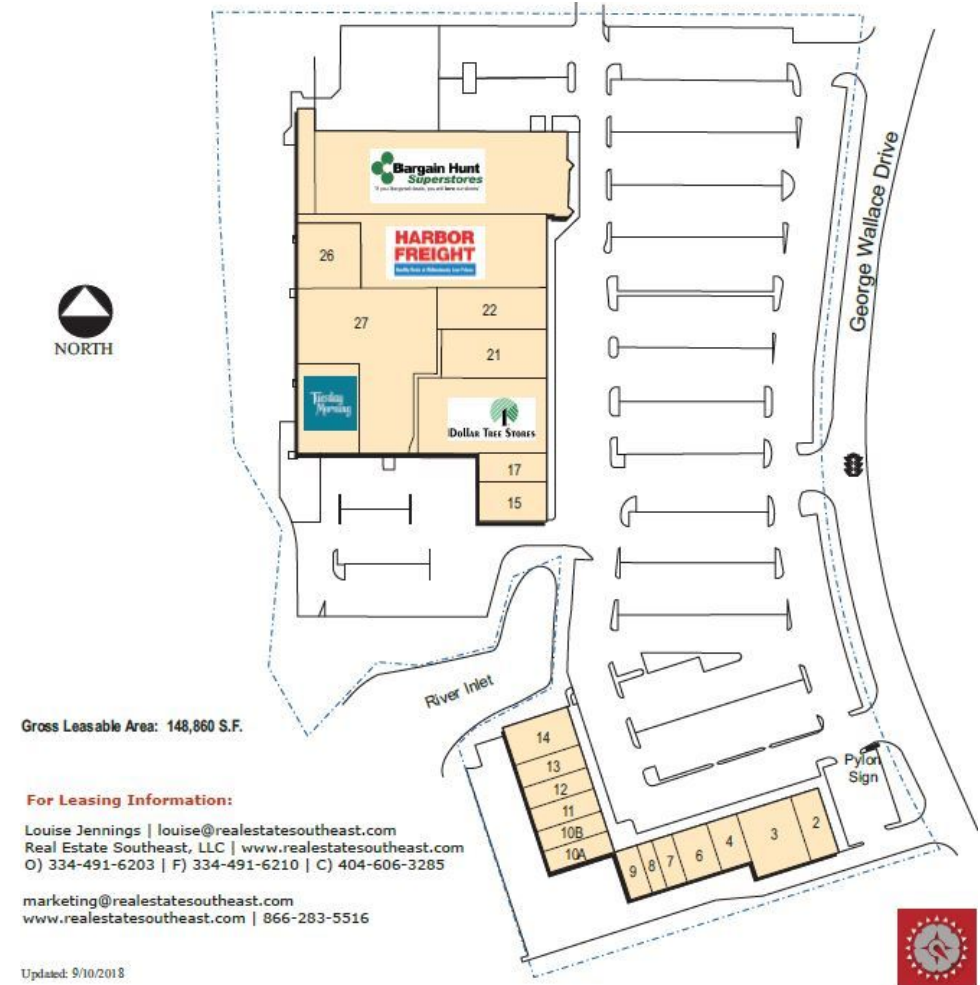
# Available Spaces

RIVERVIEW PLAZA | 401-465 GEORGE WALLACE DR, GADSDEN, AL 35903

REAL ESTATE  SOUTHEAST LLC

<b>LEASE TYPE</b>		NNN	<b>LEASE SPACE</b>		1,200 - 18,196 SF
<b>LEASE TERM</b>		Negotiable	<b>LEASE RATE</b>		\$6.00 - \$16.00 SF/yr

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Space 2	Available	3,200 SF	NNN	\$16.00 SF/yr	3200 SF end cap unit. High visibility and great access.
Space 8	Available	1,200 SF	NNN	\$16.00 SF/yr	Former loan office. Ready for office, retailer or salon.
Space 9	Available	1,500 SF	NNN	\$16.00 SF/yr	Former Subway restaurant. Perfect for restaurant, re
Space 10A	Available	2,400 SF	NNN	\$16.00 SF/yr	
Space 17	Adventure Nails	2,000 SF	NNN	\$18.00 SF/yr	Leased to Adventure nails May 2018.
Space 21	Available	7,500 SF	NNN	\$14.00 SF/yr	7500 sf former Kirkland's between Dollar Tree and A
Space 26	Available	9,963 SF	NNN	\$6.00 SF/yr	Rear space. Good for warehouse, storage.
Space 27	Available	18,196 SF	NNN	\$6.00 SF/yr	Adjacent to Tuesday Morning.





# Retailer Map

RIVERVIEW PLAZA | 401-465 GEORGE WALLACE DR, GADSDEN, AL 35903

REAL ESTATE  SOUTHEAST<sub>LLC</sub>





## Advisor Bio & Contact Info

RIVERVIEW PLAZA | 401-465 GEORGE WALLACE DR, GADSDEN, AL 35903



### LOUISE JENNINGS



P. O. Box 681955  
Prattville, AL 36068  
T 404.606.3285  
C 404.606.3285  
louise@resellc.com  
AL #030350

### PROFESSIONAL BACKGROUND

Real Estate Southeast was founded in 2001 by Louise Jennings. As principal and an investor, Ms. Jennings is highly driven to provide positive results in the most efficient manner possible and understands the important responsibilities of creating value in retail properties, along with its day to day management and operations. With over 27 years of experience in the commercial real estate business, she also understands the importance of providing good service and delivering results. Ms. Jennings has redeveloped almost a million SF of retail space throughout the Southeast. This valuable experience is shared with the dedicated team at Real Estate Southeast. This team works diligently to keep tenants happy and properties running smoothly and profitably. Real Estate Southeast works closely with retailers, lenders, investors and industry professionals, earning a strong reputation for hands on service, delivering results. With extensive knowledge of the southeast markets, Real Estate Southeast is contracted to do market analysis and site selection. They have worked with clients such as; ABC, DaVita, Dunkin Donuts, Honey Baked Ham and LifeChoice.

Louise Jennings and Real Estate Southeast are active in the community. Louise Jennings is a member of the Alabama Center for Real Estate Leadership Council (ACRE), International Council of Shopping Centers (ICSC), Prattville Millbrook Sunrise Rotary Club and First United Methodist Church. Jennings also serves on the following boards; Central Alabama Community Foundation, YMCA, Prattville Creative and Performing Arts Council, Autauga County Heritage Association (Past President). She is also a past director and supporter of Autauga County Family Support Center and is a great lover of animals.

### MEMBERSHIPS & AFFILIATIONS

ICSC  
ACRE  
IREM