



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



**Outparcel - Cobbs Ford Road
Prattville, AL 36066**

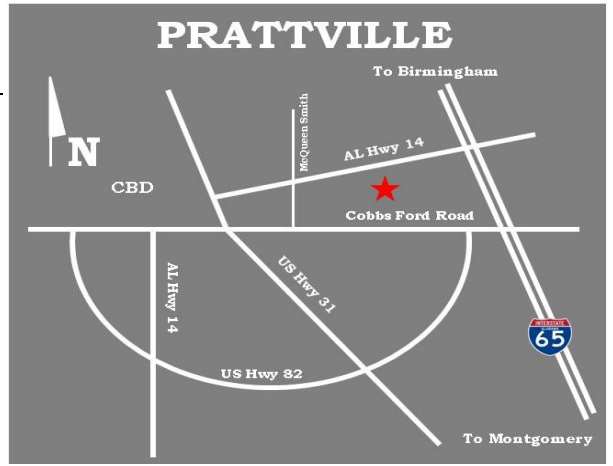
FOR SALE

- **Sale Price:** \$400,000.00
- **Land Size:** ± 37,290 S.F.
- **Site Dimensions:** ± 197' x ± 189'
- **Zoning:** B-2 (Commercial)
- **Visibility:** Good
- **Best Use:** Retail/Commercial
- **Traffic Count:** 33,910
- **Type of Listing:** Exclusive

Excellent outparcel adjacent to Lowe's and Promenade 12 Cinemas. All utilities at property. Cross access and paved parking in place. Owner will sell or build-to-suit. Contact John Stanley, CCIM, for more information at (334) 271-2475.



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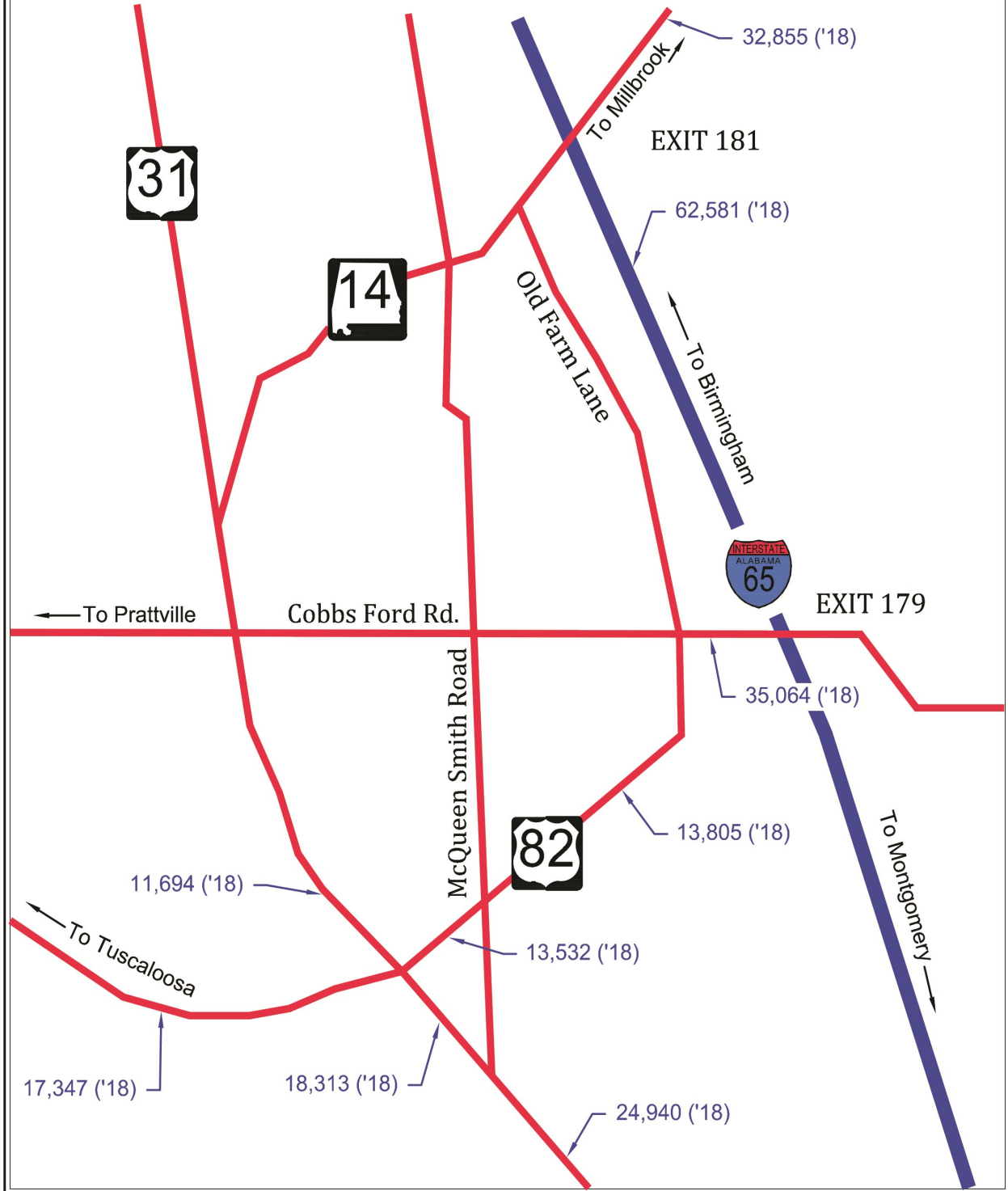


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PRATTVILLE, ALABAMA

Area Traffic Counts



Information from State of Alabama Department of Transportation website.