



JOHN STANLEY  
&  
ASSOCIATES

## COMMERCIAL REAL ESTATE



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

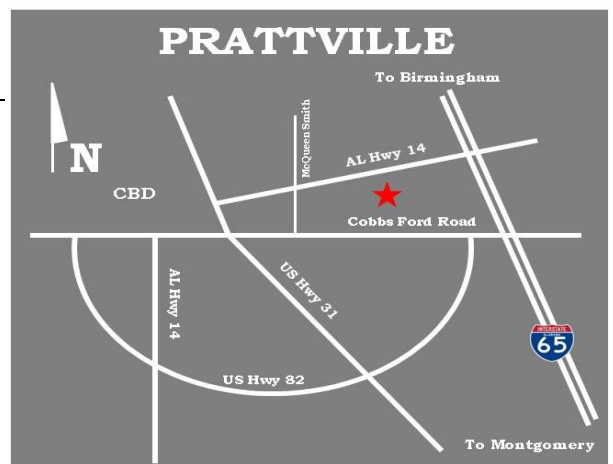
## FOR SALE

- **Sale Price:** \$400,000.00
- **Land Size:**  $\pm 37,290$  S.F.
- **Site Dimensions:**  $\pm 197'$  x  $\pm 189'$
- **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.

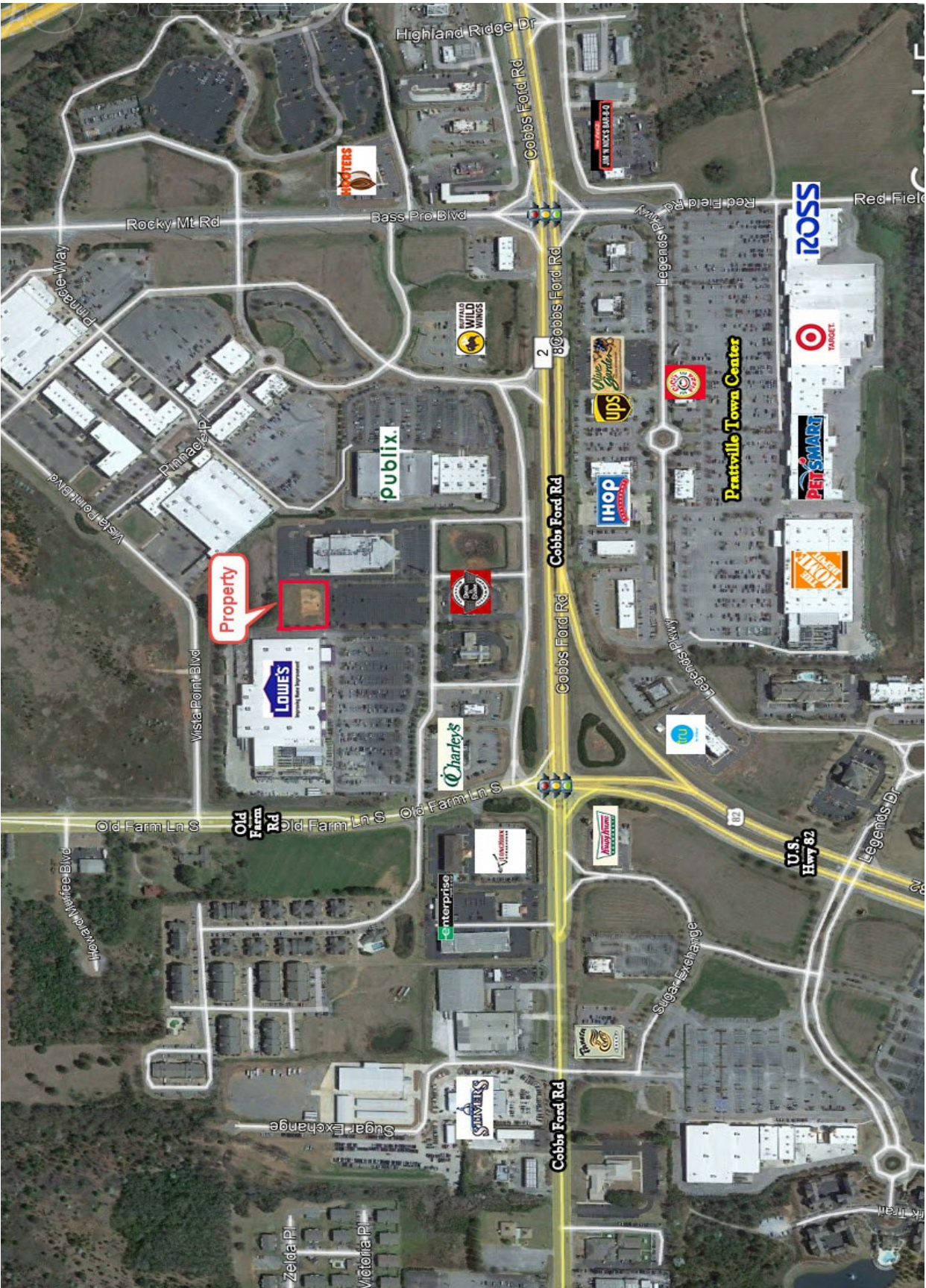


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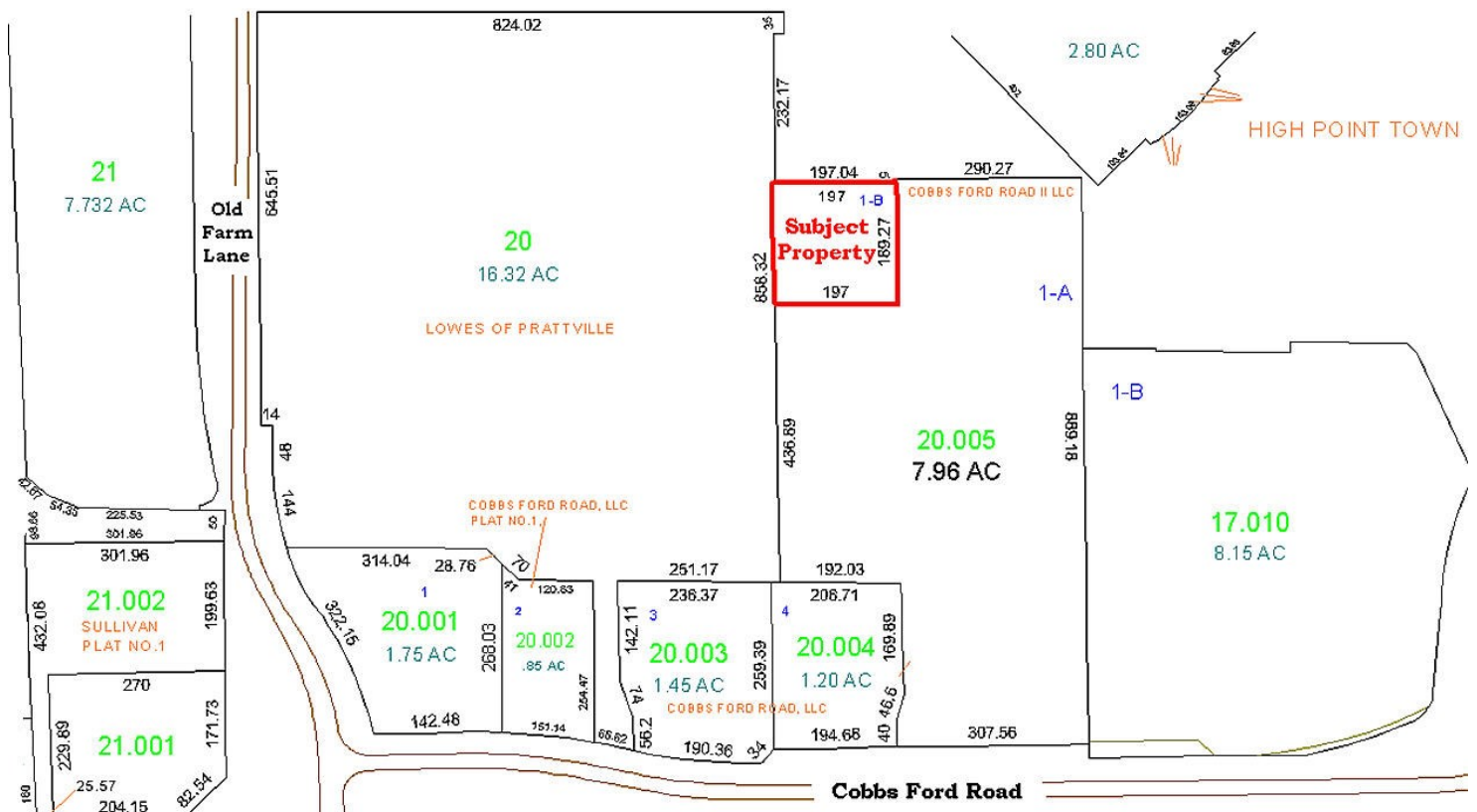
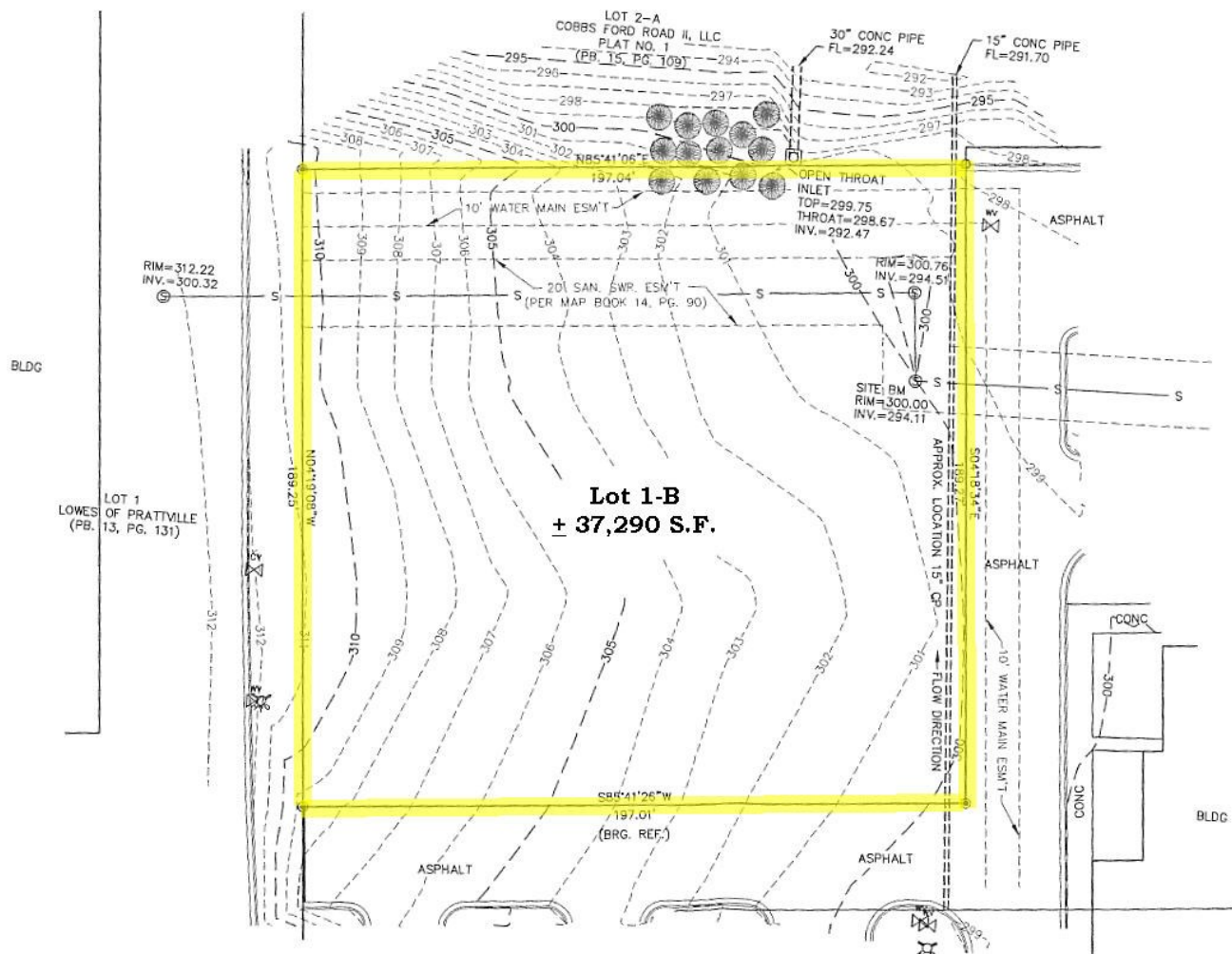


All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by John Stanley & Associates, Inc. or the Owner.



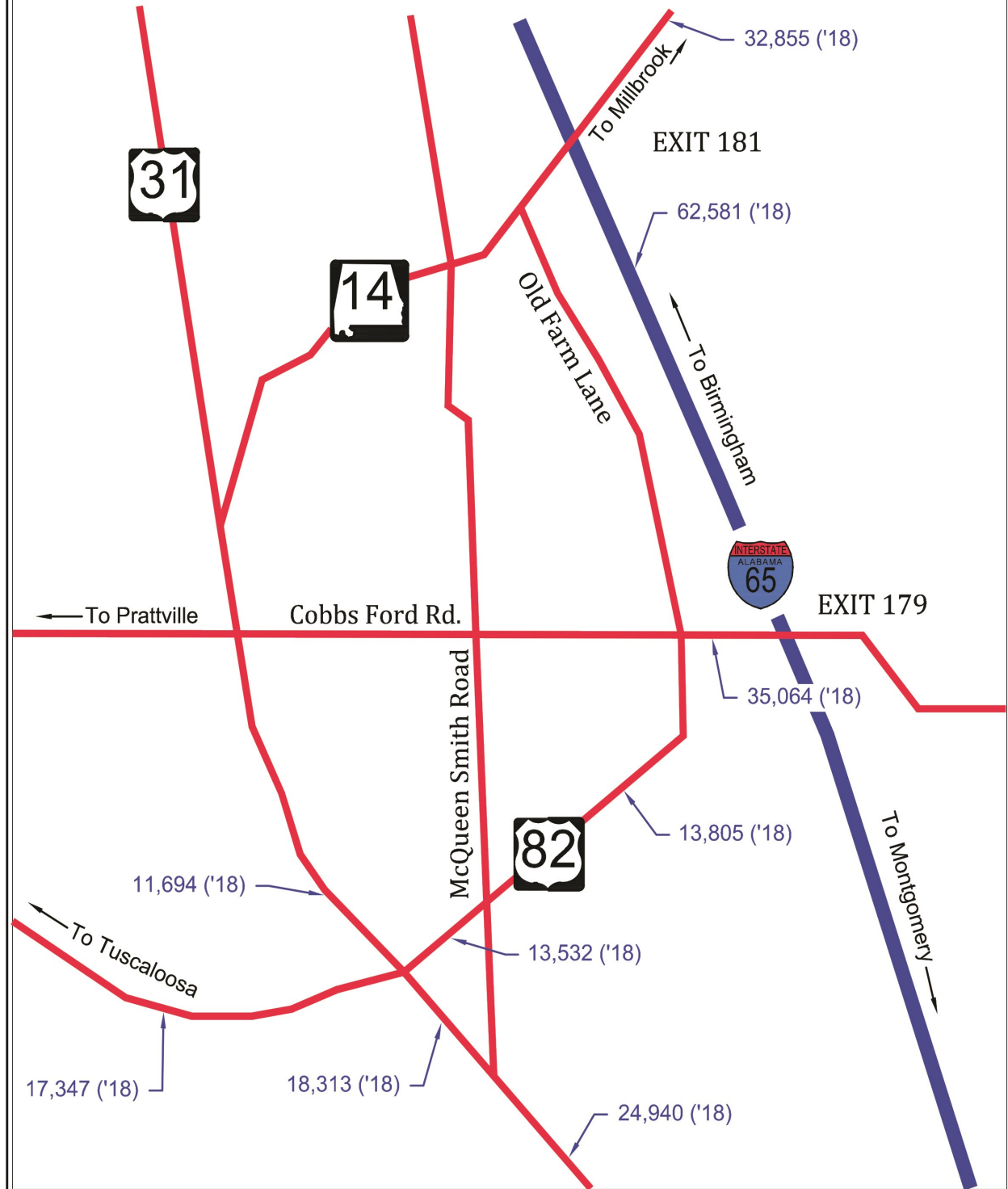






# PRATTVILLE, ALABAMA

## Area Traffic Counts



Information from State of Alabama Department of Transportation website.