



JOHN STANLEY  
&  
ASSOCIATES

COMMERCIAL REAL ESTATE



**1853 Sugar Exchange  
Prattville, AL 36066**

**FOR SALE**

- **Sale Price:** \$595,000.00
- **Land Size:** ± 43,797 S.F
- **Zoning:** B-2 (General Business)
- **Best Use:** Retail/Restaurant/Financial
- **Accessibility:** Excellent
- **Possession:** Immediate
- **Type of Listing:** Exclusive

**PRICED TO SELL!**

Excellent location between Panera Bread and Outback in The Exchange at Homeplace with 125' of frontage on Cobbs Ford Road. Cross parking with Panera Bread. Zoned B-2 for retail, commercial or financial use. Contact John Stanley, CCIM, for more information at (334) 271-2475.



**John C. Stanley, CCIM**  
John Stanley & Associates, Inc.  
4747 Woodmere Boulevard  
Montgomery, AL 36106  
(334) 271-2475 voice  
(334) 271-2421 fax  
[jstanley@johnstanleyassociates.com](mailto:jstanley@johnstanleyassociates.com)  
[www.johnstanleyassociates.com](http://www.johnstanleyassociates.com)



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.



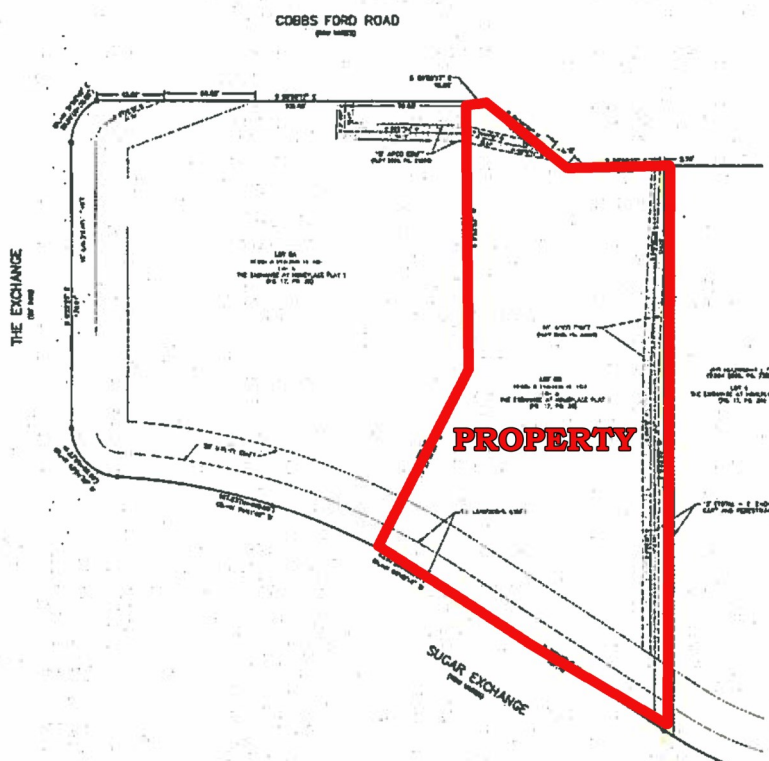




Map of  
The Exchange at Horseplace Plot No. 1A  
Being a Plan of Lot 8, The Exchange at  
Horseplace Plot No. 1A, P.O. 2000 2000  
Created by the Alabama Department of Transportation  
in accordance with the provisions of the  
Alabama Department of Transportation  
Act of 1967, Chapter 100, Section 100-1-1

Goodwyn, Mills & Coward, Inc.  
Engineers - Architects - Planners - Surveyors  
1000 Exchange Blvd., Suite 200  
Montgomery, Alabama 36102  
Tel. 256-241-1111  
Fax 256-241-1112

DATE	BY
11/11/2011	J. S. [Signature]
11/11/2011	[Signature]



1. The undersigned, [Name], of the County of [County], State of Alabama, do hereby certify that the above is a true and correct copy of the original as the same appears on file in the office of the County Clerk of the County of [County], State of Alabama, and that the same is a true and correct copy of the original as the same appears on file in the office of the County Clerk of the County of [County], State of Alabama.

2. The undersigned, [Name], of the County of [County], State of Alabama, do hereby certify that the above is a true and correct copy of the original as the same appears on file in the office of the County Clerk of the County of [County], State of Alabama, and that the same is a true and correct copy of the original as the same appears on file in the office of the County Clerk of the County of [County], State of Alabama.

STATE OF ALABAMA  
COUNTY OF [County]

I, [Name], County Clerk, do hereby certify that the above is a true and correct copy of the original as the same appears on file in the office of the County Clerk of the County of [County], State of Alabama, and that the same is a true and correct copy of the original as the same appears on file in the office of the County Clerk of the County of [County], State of Alabama.

[Signature]  
[Name]  
County Clerk

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COUNTY OF [County]

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[Signature]  
[Name]  
County Clerk

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[Signature]  
[Name]  
County Clerk

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[Signature]  
[Name]  
County Clerk

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[Name]  
County Clerk

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[Name]  
County Clerk

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[Name]  
County Clerk

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[Name]  
County Clerk

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[Signature]  
[Name]  
County Clerk

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[Signature]  
[Name]  
County Clerk