11

Dental

ANNI Carlos

seg

EUROPEAN WAX CENTER

CRYSTAL NAILS

American Deli

THEFT

OP

Proof.

SEL

1574 Cobbs Ford Road, Prattville, AL 36066



CHIPOTL

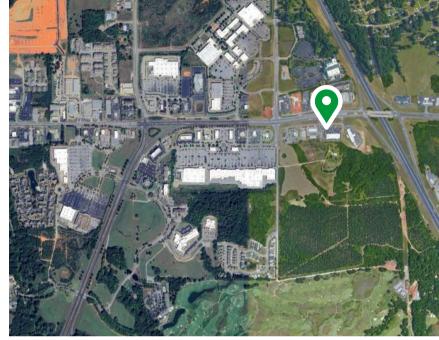
MEXICAN GRI



2574 Cobbs Ford Rd, Prattville, AL 36066

FULLY LEASED





AVAILABILITY

FULLY LEASED

CONTACT

Bill Clements, CCIM Bill@TheRetailCompanies.com 205.823.3070

Brooks Corr, CCIM Brooks@TheRetailCompanies.com 205.823.3080

PROPERTY OVERVIEW

- Well-located strip center at I-65 and Cobbs Ford Road.
- First retail center off the exit at the Cobbs Ford Road exit.
- Excellent co-tenancy with Chipotle, Starbucks, Aspen Dental, Firehouse Subs, and more.

SURROUNDING TENANTS



TRAFFIC COUNTS

I-65 COBBS FORD ROAD

54,350 VPD 33,910 VPD



2574 Cobbs Ford Rd, Prattville, AL 36066

FULLY LEASED





2574 Cobbs Ford Rd, Prattville, AL 36066

FULLY LEASED





2574 Cobbs Ford Rd, Prattville, AL 36066



DEMOGRAPHICS

Executive Summary

1 mile

Ring: 1 mile radius, Ring: 3 mile radius, Ring: 5 mile radius



Answir Answir<	Population	1 mile	3 miles	5 miles
2020 Population 969 24,107 50,755 2024 Population 1,011 25,834 52,385 2029 Population 1,032 26,777 53,648 2010-2020 Annual Rate 1,00% 1,32% 1,11% 2020-2024 Annual Rate 1,00% 1,64% 0,75% 2024-2029 Annual Rate 0,41% 0,72% 0,48% Age				
2024 Population 1,011 25,834 52,385 2029 Population 1,032 26,777 53,648 2010-2020 Annual Rate 1,00% 1,32% 1,11% 2020-2024 Annual Rate 1,00% 1,64% 0,75% 2024 Accord Annual Rate 0,41% 0,72% 0,48% 2024 Median Age 36.8 37.2 38.0 2024 Median Age 36.8 37.2 38.0 U.S. median age is 39.1 56.6% 63.9% 65.1% Acce and Ethnicity White Alone 56.6% 63.9% 65.1% Silack Alone 3.8% 23.8% 24.1% Annerican Indian Alone 0.7% 0.5% 0.4% Asian Alone 2.3% 2.5% 2.3% Some Other Race Alone 2.3% 2.5% 2.3% Origin 4.7% 5.2% 4.7% Obversity Index 5.0% 6.3% 6.0% Some Other Race Alone 5.0% 6.3% 6.0% Ob				
2029 Population 1,032 26,777 53,648 2010-2020 Annual Rate 1,00% 1,32% 1,11% 2020-2024 Annual Rate 1,00% 1,64% 0,75% 2024-2029 Annual Rate 0,41% 0,72% 0,48% 2024-2029 Annual Rate 0,41% 0,72% 0,48% 2024 Median Age 36.8 37.2 38.0 U.S. median age is 39.1				
2010-2020 Annual Rate 1.00% 1.32% 1.11% 2020-2024 Annual Rate 1.00% 1.64% 0.75% 2024-2029 Annual Rate 0.41% 0.72% 0.48% 2024 Median Age 36.8 37.2 38.0 2024 Median Age 36.8 37.2 38.0 U.S. median age is 39.1				
2020-2024 Annual Rate 1.00% 1.64% 0.75% 2024-2029 Annual Rate 0.41% 0.72% 0.48% Age 36.8 37.2 38.0 2024 Median Age 36.8 37.2 38.0 U.S. median age is 39.1				
Q224-2029 Annual Rate 0.41% 0.72% 0.48% Age 2024 Median Age 36.8 37.2 38.0 US. median age is 39.1 36.8 37.2 38.0 Race and Ethnicity 20.25% 63.9% 65.1% Mite Alone 56.6% 63.9% 65.1% Black Alone 33.8% 23.8% 24.1% American Indian Alone 0.7% 0.5% 0.4% Asian Alone 1.6% 3.0% 2.0% Pacific Islander Alone 0.0% 0.1% 0.1% Some Other Race Alone 2.3% 2.5% 0.3% Wo or More Races 5.0% 6.3% 6.0% Hispanic Origin 4.7% 5.2% 4.7% Diversity Index 4.0% 8.052 17.051 Corol Total Households 405 8.052 17.051 Corol Total Households 405 8.052 17.051 Corol Total Households 401 10.8% 14.4% Corol Total Households 501				
Age 36.8 37.2 38.0 2024 Median Age 36.8 37.2 38.0 U.S. median age is 39.1 36.8 37.2 38.0 Race and Ethnicity Mite Alone 56.6% 63.9% 65.1% Black Alone 33.8% 23.8% 24.1% American Indian Alone 0.7% 0.5% 0.4% Asian Alone 1.6% 3.0% 2.0% Pacific Islander Alone 0.0% 0.1% 0.1% Some Other Race Alone 2.3% 2.5% 2.3% Fwo or More Races 5.0% 6.3% 6.0% Hispanic Origin 4.7% 5.2% 4.7% Diversity Index 60.1 57.6 55.7 Households 405 8.052 17.051 2020 Total Households 471 9.638 19.702 2020 Total Households 471 9.638 19.702 2020 Total Households 501 10.896 21.467 2020 Total Households <td></td> <td></td> <td></td> <td></td>				
And Age 36.8 37.2 38.0 U.S. median age is 39.1	2024-2029 Annual Rate	0.41%	0.72%	0.48%
U.S. median age is 39.1 Race and Ethnicity Nhite Alone 56.6% 63.9% 65.1% Black Alone 33.8% 23.8% 24.1% American Indian Alone 0.7% 0.5% 0.4% Asian Alone 1.6% 3.0% 2.0% Pacific Islander Alone 0.0% 0.1% 0.1% Some Other Race Alone 2.3% 2.5% 2.3% Fivo or More Races 5.0% 6.3% 6.0% Hispanic Origin 4.7% 5.2% 4.7% Diversity Index 5.7 Some Other Race Alone 5.0% 6.3% 6.0% Hispanic Origin 4.7% 5.2% 4.7% Diversity Index 5.7 Some Other Races 4.00 4.7% 4.7% Some Other Races 4.00 4.7% 4.7% Some Other Races 4.00 4.7%	Age			
Race and Ethnicity Stack Alone Stack Alon	2024 Median Age	36.8	37.2	38.0
Mhite Alone 56.6% 63.9% 65.1% Black Alone 33.8% 23.8% 24.1% American Indian Alone 0.7% 0.5% 0.4% Asian Alone 1.6% 3.0% 2.0% Pacific Islander Alone 0.0% 0.1% 0.1% Gome Other Race Alone 2.3% 2.5% 2.3% Fwo or More Races 5.0% 6.3% 6.0% Hispanic Origin 4.7% 5.2% 4.7% Diversity Index 60.1 57.6 55.7 Huseholds 405 8.052 17,051 2020 Total Households 471 9.638 19,702 2024 Total Households 484 10,350 20.647 2020 Total Households 501 10,896 21,457 2020 Total Households 501 10,896	U.S. median age is 39.1			
Black Alone 33.8% 23.8% 24.1% American Indian Alone 0.7% 0.5% 0.4% Asian Alone 1.6% 3.0% 2.0% Pacific Islander Alone 0.0% 0.1% 0.1% isome Other Race Alone 2.3% 2.5% 2.3% Wo or More Races 5.0% 6.3% 6.0% Hispanic Origin 4.7% 5.2% 4.5% Diversity Index 60.1 57.6 5.7% Households 405 8.052 17.051 2020 Total Households 471 9.638 19.702 2020 Total Households 4501 10.8% 20.447 2020 Total Households 501 10.8% 21.447 2010-2020 Annual Rate 1.52% 1.81% <td>Race and Ethnicity</td> <td></td> <td></td> <td></td>	Race and Ethnicity			
American Indian Alone 0.7% 0.5% 0.4% Asian Alone 1.6% 3.0% 2.0% Pacific Islander Alone 0.0% 0.1% 0.1% Siome Other Race Alone 2.3% 2.5% 2.3% Fwo or More Races 5.0% 6.3% 6.0% Hispanic Origin 4.7% 5.2% 4.7% Diversity Index 60.1 5.7.6 5.7 Households 405 8.052 17.051 2020 Total Households 471 9.638 19.702 2020 Total Households 451 10.8% 20.447 2020 Total Households 451 10.8% 21.447 2020 Total Households 451 10.8% 21.447 2020 Total Households 501 10.8% 21.447 2020 Total Households 501 10.8% 21.447 2020 Total Households 501 1.81% 1.468 2020 Zotal Households 501 1.81% 1.468 2020-2024 Annual Rate 0.64%	White Alone	56.6%	63.9%	65.1%
Asian Alone 1.6% 3.0% 2.0% Pacific Islander Alone 0.0% 0.1% 0.1% Some Other Race Alone 2.3% 2.5% 2.3% Iwo or More Races 5.0% 6.3% 6.0% Hispanic Origin 4.7% 5.2% 4.7% Diversity Index 60.1 57.6 55.7 Households 405 8.052 17,051 2020 Total Households 471 9.638 19,702 2020 Total Households 484 10,350 20.647 2020 Total Households 501 10,896 21,467 2020 Zo20 Annual Rate 0.64% 1.69% 1.11%	Black Alone	33.8%	23.8%	24.1%
Pacific Islander Alone 0.0% 0.1% 0.1% Siome Other Race Alone 2.3% 2.5% 2.3% Ivo or More Races 5.0% 6.3% 6.0% Hispanic Origin 4.7% 5.2% 4.7% Diversity Index 60.1 57.6 55.7 Households 405 8.052 17.051 2010 Total Households 471 9.638 19.702 2020 Total Households 451 10.350 20.447 2020 Total Households 501 10.8% 21.467 2010-2020 Annual Rate 1.52% 1.81% 1.46% 2020-2024 Annual Rate 0.64% 1.69% 1.11%	American Indian Alone	0.7%	0.5%	0.4%
Some Other Race Alone 2.3% 2.5% 2.3% Iwo or More Races 5.0% 6.3% 6.0% Hispanic Origin 4.7% 5.2% 4.7% Diversity Index 60.1 57.6 5.7% Households 405 8.052 17.051 2020 Total Households 471 9.638 19.702 2020 Total Households 484 10.350 20.647 2020 Total Households 501 10.8% 21.467 2020 Total Households 501 10.8% 21.467 2020 Total Households 501 10.8% 21.467 2020 Total Households 501 1.81% 1.468 2020 Zo20 Annual Rate 0.64% 1.69% 1.11%	Asian Alone	1.6%	3.0%	2.0%
Iwo or More Races 5.0% 6.3% 6.0% Hispanic Origin 4.7% 5.2% 4.7% Diversity Index 60.1 57.6 5.5% Households 60.1 57.6 5.0% Pouseholds 405 8.052 17.051 2020 Total Households 471 9.638 19.702 2020 Total Households 484 10.350 20.647 2020 Total Households 501 10.8% 21.467 2020 Total Households 501 1.81% 1.46% 2020 Total Households 501 1.81% 1.46% 2020 Total Households 501 1.69% 1.11%	Pacific Islander Alone	0.0%	0.1%	0.1%
Hispanic Origin 4.7% 5.2% 4.7% Diversity Index 60.1 57.6 55.7 Households 60.1 57.6 57.6 Pouseholds 405 8.052 17.051 2020 Total Households 471 9.638 19.702 2020 Total Households 484 10.350 20.447 2020 Total Households 501 10.8% 21.467 2020 Total Households 501 1.81% 1.46% 2020 Total Households 501 1.81% 1.11% 2020 Total Households 501 1.69% 1.11%	Some Other Race Alone	2.3%	2.5%	2.3%
Diversity Index 60.1 57.6 55.7 Households 4005 8,052 17,051 2020 Total Households 405 8,052 17,051 2020 Total Households 471 9,638 19,702 2024 Total Households 484 10,350 20,647 2029 Total Households 501 10,896 21,467 2010-2020 Annual Rate 1,52% 1,81% 1,46% 2020-2024 Annual Rate 0,64% 1,69% 1,11%	Two or More Races	5.0%	6.3%	6.0%
Households 405 8,052 17,051 2020 Total Households 405 8,052 17,051 2020 Total Households 471 9,638 19,702 2024 Total Households 484 10,350 20,647 2029 Total Households 501 10,896 21,467 2010-2020 Annual Rate 1.52% 1.81% 1.46% 2020-2024 Annual Rate 0.64% 1.69% 1.11%	Hispanic Origin	4.7%	5.2%	4.7%
View View <th< td=""><td>Diversity Index</td><td>60.1</td><td>57.6</td><td>55.7</td></th<>	Diversity Index	60.1	57.6	55.7
V2020 Total Households 471 9,638 19,702 2024 Total Households 484 10,350 20,647 2029 Total Households 501 10,896 21,467 2010-2020 Annual Rate 1.52% 1.81% 1.46% 2020-2024 Annual Rate 0.64% 1.69% 1.11%	Households			
2020 Total Households 471 9,638 19,702 2024 Total Households 484 10,350 20,647 2029 Total Households 501 10,896 21,667 2010-2020 Annual Rate 1.52% 1.81% 1,46% 2020-2024 Annual Rate 0.64% 1.69% 1.11%	2010 Total Households	405	8,052	17,051
2024 Total Households 484 10,350 20,647 2029 Total Households 501 10,896 21,467 2010-2020 Annual Rate 1.52% 1.81% 1.46% 2020-2024 Annual Rate 0.64% 1.69% 1.11%	2020 Total Households	471	9,638	19,702
2010-2020 Annual Rate 1.52% 1.81% 1.46% 2020-2024 Annual Rate 0.64% 1.69% 1.11%	2024 Total Households	484	10,350	20,647
2020-2024 Annual Rate 0.64% 1.69% 1.11%	2029 Total Households	501	10,896	21,467
	2010-2020 Annual Rate	1.52%	1.81%	1.46%
2024-2029 Annual Rate 0.69% 1.03% 0.78%	2020-2024 Annual Rate	0.64%	1.69%	1.11%
	2024-2029 Annual Rate	0.69%	1.03%	0.78%

2.09

57

2.48

79

Executive Summary | 1 mile | Ring: 1 mile radius, Ring: 3 mile radius, Ring: 5 mile radius

Mortgage Income	1 mile	3 miles	5 miles
2024 Percent of Income for Mortgage	20.6%	18.1%	18.0%
Median Household Income			
2024 Median Household Income	\$68,744	\$76,078	\$70,915
2029 Median Household Income	\$73,946	\$81,904	\$78,737
2024-2029 Annual Rate	1.47%	1.49%	2.11%
Average Household Income			
2024 Average Household Income	\$87,687	\$98,680	\$93,112
2029 Average Household Income	\$95,604	\$110,679	\$105,201
Per Capita Income			
2024 Per Capita Income	\$38,424	\$39,659	\$36,959
2029 Per Capita Income	\$42,673	\$45,148	\$42,367
2024-2029 Annual Rate	2.12%	2.63%	2.77%
Income Equality			
2024 Gini Index	37.0	37.4	38.8
Socioeconomic Status			
2024 Socioeconomic Status Index	55.0	54.5	52.9
Housing Unit Summary			
Housing Affordability Index	131	149	149
2020 Housing Units	522	10,211	20,915
Vacant Housing Units	6.7%	5.3%	5.7%
2024 Housing Units	537	10,971	21,948
Owner Occupied Housing Units	44.8%	60.0%	65.9%
Renter Occupied Housing Units	55.2%	40.0%	34.1%
Vacant Housing Units	9.9%	5.7%	5.9%
2029 Total Housing Units	553	11,540	22,786
2029 Owner Occupied Housing Units	232	6,708	14,413
2029 Renter Occupied Housing Units	270	4,188	7,054

Esri forecasts for 2024 and 2029. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

View documentation.

Wealth Index

2024 Average Household Size

© 2025 Esri

2.50

76

Esri forecasts for 2024 and 2029. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. View documentation.

This information contained herein was obtained from sources deemed to be reliable; however The Retail Companies makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

The **Retail** Companies

1841 Montclaire Lane, Suite 102 Birmingham, AL 35216 205.823.3030

Bill Clements, CCIM

Bill@TheRetailCompanies.com 205.823.3070

Brooks Corr, CCIM Brooks@TheRetailCompanies.com 205.823.3080

This information contained herein was obtained from sources deemed to be reliable; however The Retail Companies makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.