

Dunkin' Donuts

Prattville (Montgomery), AL Investment Highlights

- Strong Franchisee Guarantee
- Desirable Long-Term Lease
- Attractive Rental Increases
- Absolute NNN Lease
- New Build-To-Suit- Construction
- Dense Retail Location with Great Demographics
- Strong Tenant Growth Plan

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Memorandum >>**

\$1,100,000

Purchase Price

5.00%

Cap Rate



Location Overview

Prattville is a town in Autauga and Elmore counties, Alabama and is located 14 miles northwest of The state capital (Montgomery, AL) directly off of Interstate 65. As of 2017 the population of Prattville was 35,286.

Also called the “Fountain City” (named for the abundance of artesian wells that once flowed through the town) Prattville boasts a wide variety of natural and recreational attractions, including golfing, canoeing, hiking, fishing and other means of entertainment. Additionally, Prattville is home to many cultural and retail attractions, numerous antique and specialty stores, and excellent dining establishments.

Montgomery is the capital, second most populous city, and the 4th most populous metropolitan area in the state of Alabama. It is also the county seat of Montgomery County. The city of Montgomery is located southeast of the center of the state, in the Gulf Coastal Plain, approximately 90 miles south of Birmingham. As of the 2016 Census, the estimated Montgomery city population was 200,022. Montgomery is the primary city of the Montgomery Metropolitan Statistical Area, which had a 2016 population of 373,922.



Gill Warner, CCIM
Senior Director

gwarner@stanjohnsonco.com
P: +1 918.794.9512



Sharon Jordan
Senior Analyst

sharon@stanjohnsonco.com
P: +1 918.794.9513

Stan Johnson Company

6120 South Yale Avenue | Suite 300
Tulsa, Oklahoma 74136
P: +1 918.494.2690

stanjohnsonco.com



Stan Johnson Co.

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