

# FOR LEASE

201 S. Main St, Enterprise, AL 36330

# NAI TALCOR



## Main Street Enterprise

Prime retail/office space available for lease on Main Street in downtown Enterprise with ample space for customization. The building features large windows that flood the interior with natural light and an open layout that can be tailored to suit various business needs.

- Interior/exterior upgrades & renovations in progress
- 1,700+- SF ground floor space available
- 4,000+- SF 2nd floor space available
- Landlord will provide turnkey buildout to suit tenant needs | flexibility for customization
- Excellent exposure and visibility on Main Street
- Next to Dobbs Eye Clinic and near Enterprise Public Library, Courthouse, Rawls and many more shops, restaurants and amenities
- Front on-street parking and public parking lot in rear

### OFFERING SUMMARY

AVAILABLE SF	+/- 1,700 - 4,000 SF
LEASE RATE	Estimated \$23/SF/YR TURNKEY (NN) Subject to Buildout Specifics
ZONING	B-2
BUILDING SIZE	+/- 10,000 SF
# OF FLOORS	2

Demographics	5 Miles	10 Miles	25 Miles
Total Population:	37,830	57,286	177,110
Average HH Income:	\$95,917	\$93,469	\$84,218

✉ **Shannon Auty**  
+1 334 406 1161  
sauty@talcor.com

✉ **Kenny Whatley**  
+1 334 596 7890  
kwhatley@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein. And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



**NAI TALCOR**  
107 Hidden Glen Way  
talcor.com



# FOR LEASE

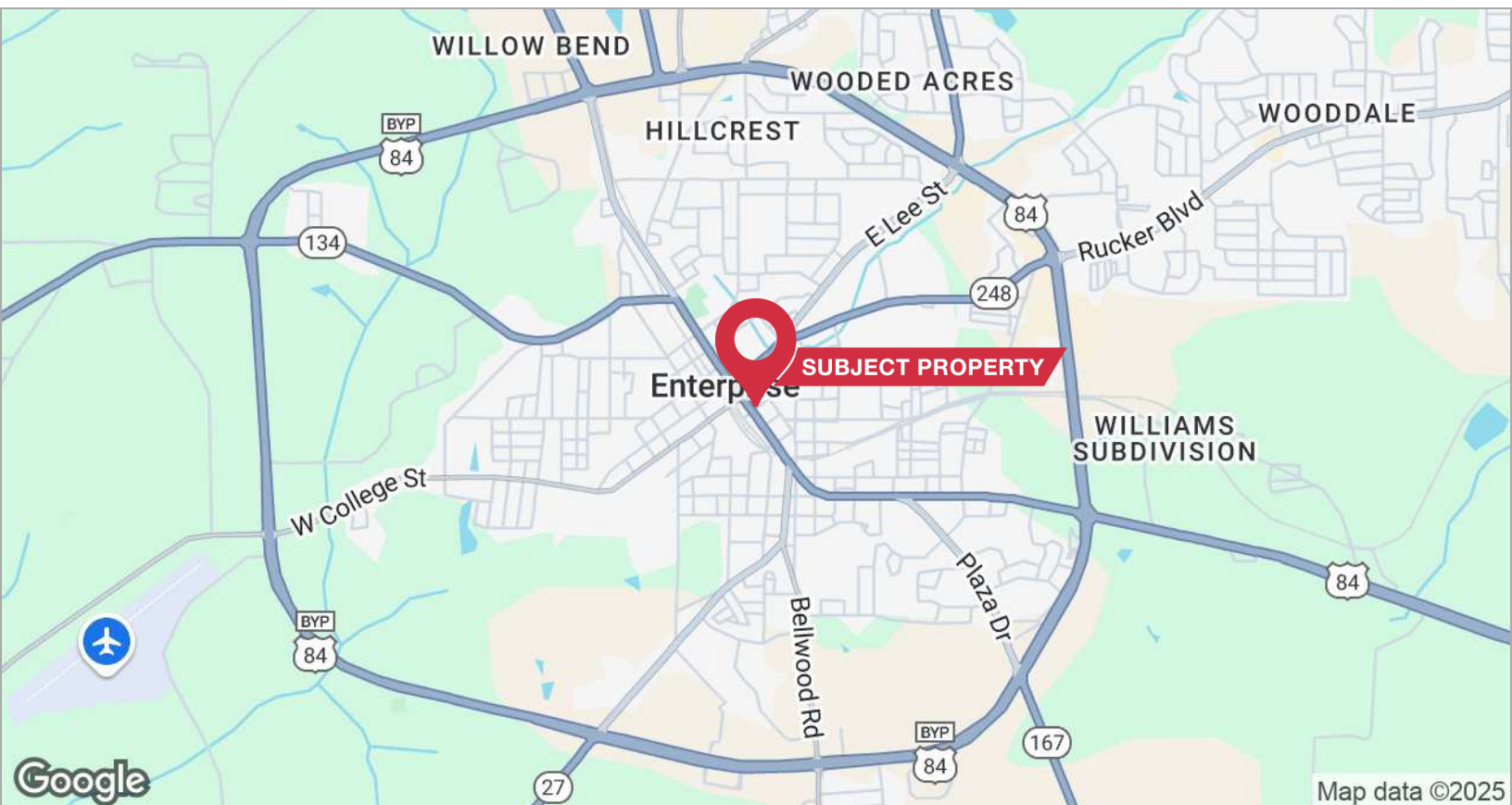
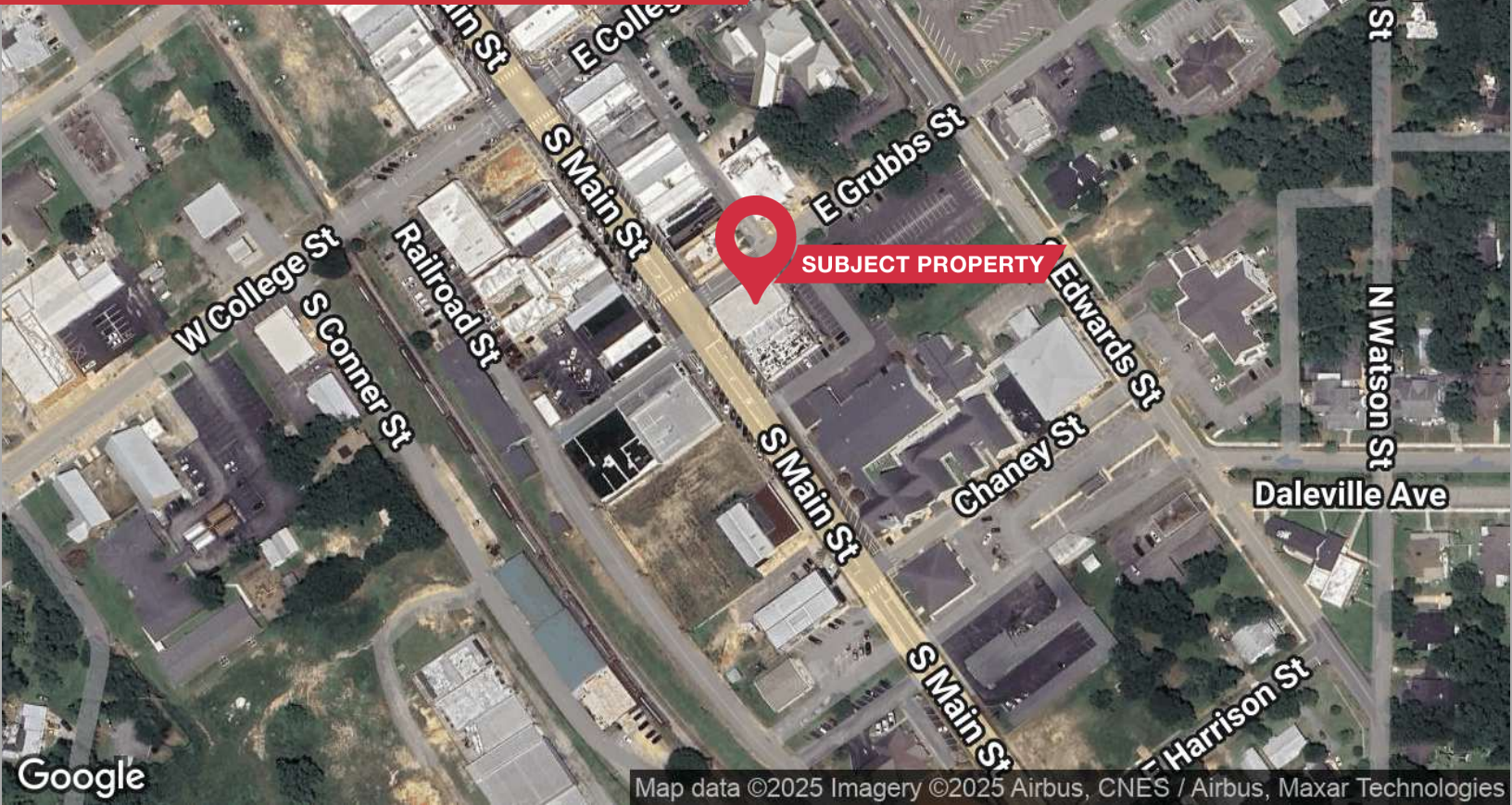
201 S. Main St, Enterprise, AL 36330





# LOCATION MAPS

201 S. Main St, Enterprise, AL 36330



✉ Shannon Auty  
+1 334 406 1161  
sauty@talcor.com

✉ Kenny Whatley  
+1 334 596 7890  
kwhatley@talcor.com

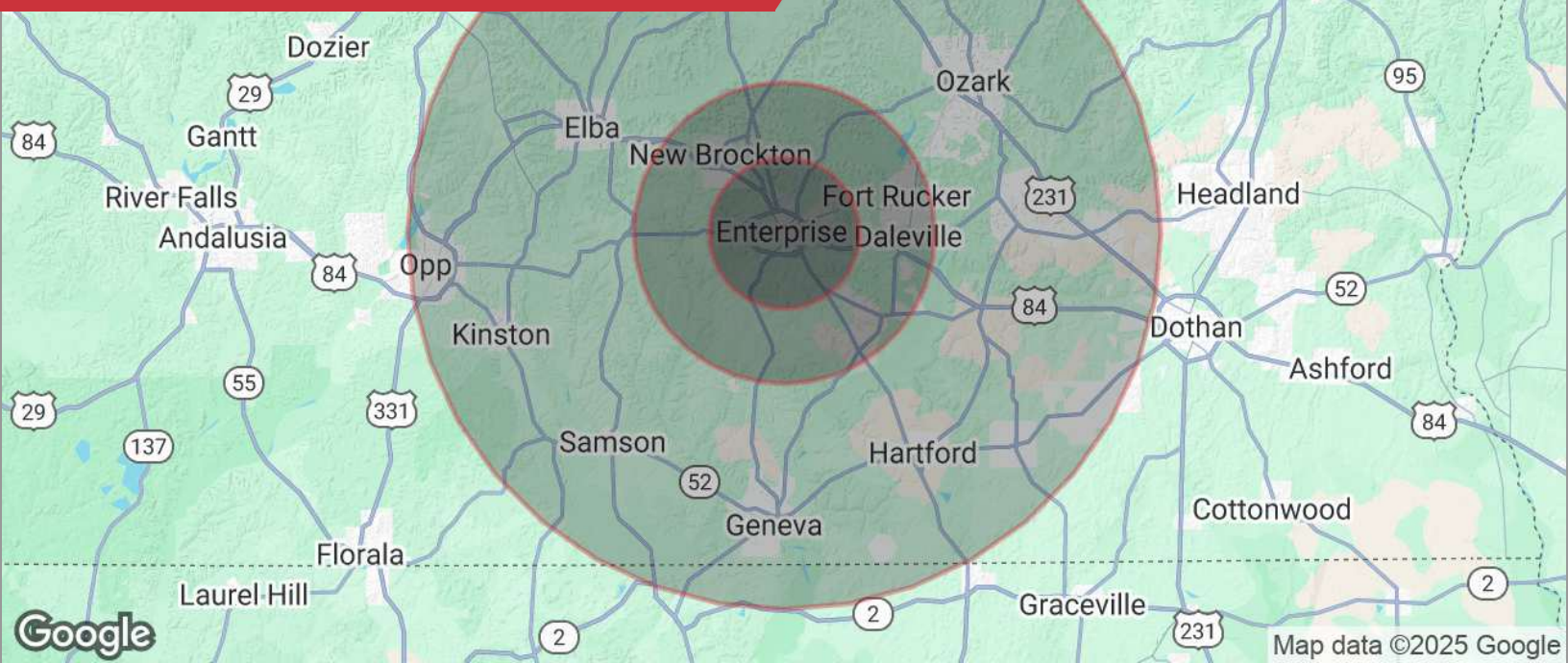
No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein. And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

**NAITALCOR**



# DEMOGRAPHICS

201 S. Main St, Enterprise, AL 36330



## DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	25 MILES
Total population	37,830	57,286	177,110
Median age	38	38	41
Median age (male)	37	37	40
Median age (Female)	40	39	42
HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
Total households	14,964	22,572	72,134
# of persons per HH	2.5	2.5	2.5
Average HH income	\$95,917	\$93,469	\$84,218
Average house value	\$237,606	\$216,572	\$210,507

\* Demographic data derived from 2020 ACS - US Census