

FOR SALE

PROPERTY SUMMARY

Great opportunity to acquire a fully-improved commercial building, with an additional commercial lot. The 4,768 sf +/- building is currently utilized as a dance studio, positioned on a .53 acre lot with 17 parking spaces. The adjacent lot is also .53 acres, providing for a total of approximately 1.06 acres.

TERMS/FEATURES

- Price: \$ 1,127,000
- Size: 4,768 ± SF
- Land area: 1.06 Acres / 2 Lots (271' x 171')
- Zoning: B-2 / City of Spanish Fort
- Well-suited for owner/occupant or investor

NEARBY AMENITIES

- Spanish Fort Park
- Spirit Park
- Soul Caffeine
- Spanish Fort Library
- Spanish Fort City Hall
- Merefa Market

LOCATION HIGHLIGHTS

- Convenient access to US 98, i-10, Hwy 181
- Central commercial corridor that runs through the heart of Spanish Fort

TRAFFIC COUNT (ADT 2024)

- Spanish Fort Blvd: 15,475

2025 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	4,060	20,958	39,265
Avg. HH Income	\$140,417	\$123,831	\$122,979
Population Annual Growth	1.0%	1.1%	1.7%



