

FOR SALE

100 Hall Street, Enterprise, AL 36330



Industrial | 20,400 SF

Leased property, newly improved. Situated less than 1 mile from Boll Weevil Circle and just off N. Main Street (Hwy. 84) in Enterprise, Alabama with access to AL-167. The area has seen significant growth with new U-Haul storage and Legacy Travel Center under development nearby along with proposed manufacturing plant site across Hwy. 84.

- Leased through May 2027 with negotiable renewals - contact broker for details
- 20,400 SF concrete block building
- New exterior paint in progress
- Loading Dock with 2 dock doors
- 21' eave height and 24' center ceiling height
- 3-phase power, 200 amps
- 6 roll-up doors: 8' - 16' high
- Renovations in 2022-2023: elastomeric roofing spray, interior wall & tuff grip floor paint, small office space added with mini-split A/C unit, new 200 AMP panel and updated wiring, interior/exterior security camera system and 4 commercial-grade AC units

OFFERING SUMMARY

SALE PRICE	\$1,985,263
CAP RATE	9.5%
NOI	\$188,680
ZONING	M-2
BUILDING SIZE	20,400 SF

Demographics	5 Miles	10 Miles	30 Miles
Total Population:	36,448	56,506	196,351
Average HH Income:	\$96,449	\$93,262	\$82,378

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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**
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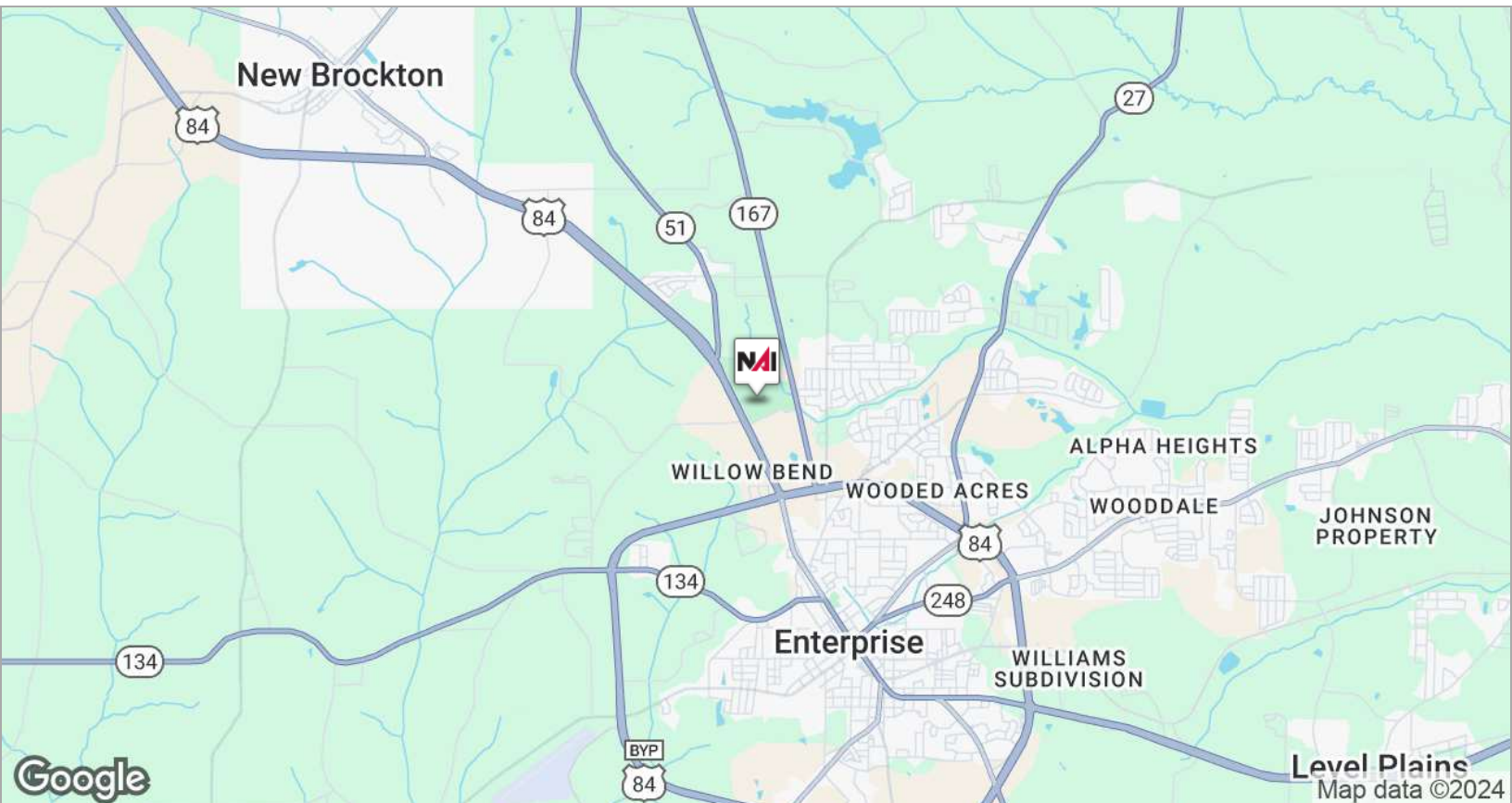
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LOCATION MAPS

100 Hall Street, Enterprise, AL 36330



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Level Plains
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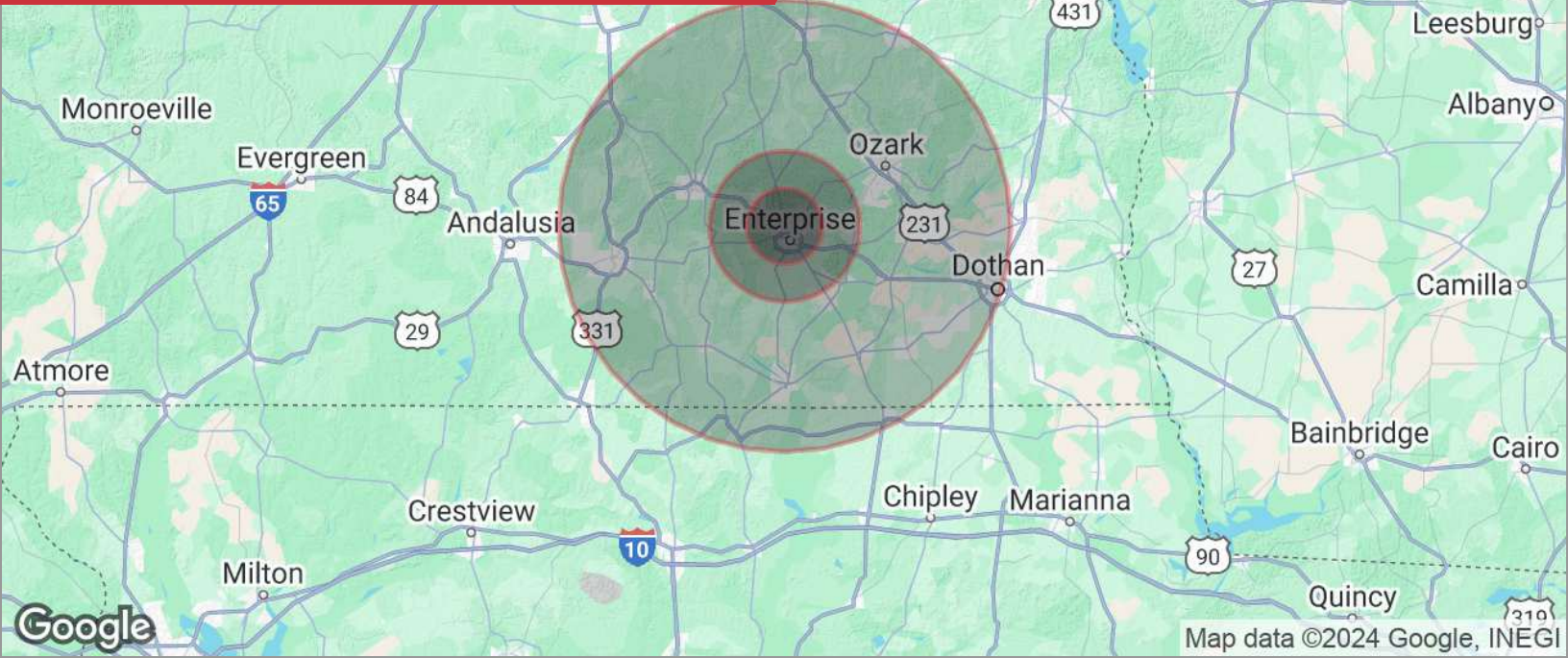
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DEMOGRAPHICS

100 Hall Street, Enterprise, AL 36330



DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	30 MILES
Total population	36,448	56,506	196,351
Median age	38	38	41
Median age (male)	37	37	40
Median age (Female)	40	39	43
HOUSEHOLDS & INCOME	5 MILES	10 MILES	30 MILES
Total households	14,367	22,238	79,935
# of persons per HH	2.5	2.5	2.5
Average HH income	\$96,449	\$93,262	\$82,378
Average house value	\$239,109	\$216,289	\$205,865

* Demographic data derived from 2020 ACS - US Census

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