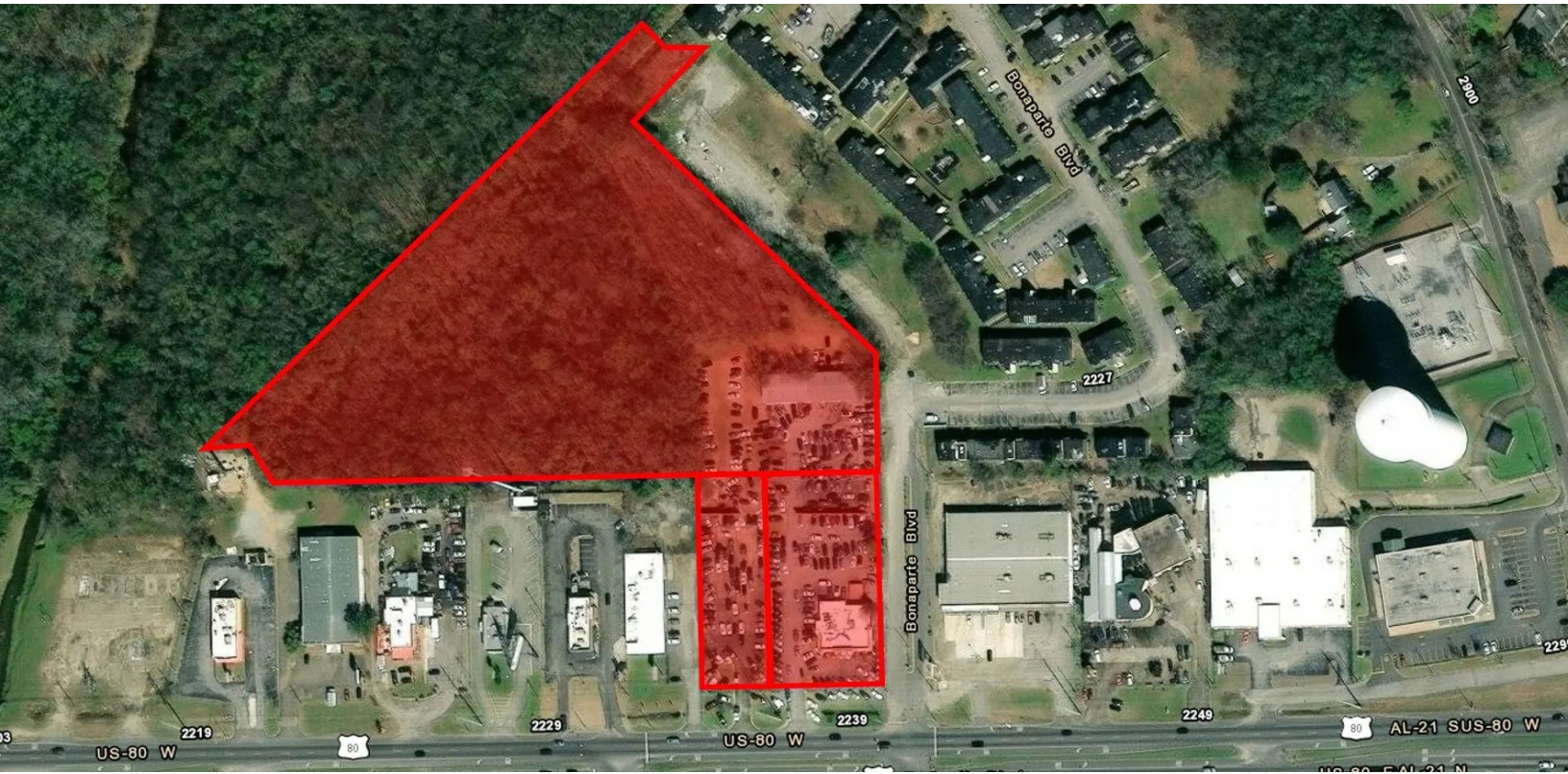


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Call for Pricing
Building Size:	3,960 SF
Shop Size:	5,600 SF
Available SF:	9,560 SF
Lot Size:	9.22 Acres
Zoning:	B-4, R-60-a & R-100
Traffic Count:	37,178 VPD (2025)

PROPERTY OVERVIEW

2235 E. South Boulevard offers a versatile commercial property featuring approximately 1.13 +/- acres of fenced and paved B-4 Planned Commercial-zoned land, plus an additional 0.64 +/- acres of B-4 Planned Commercial-zoned property. The two front parcels provide approximately 258.7 feet of continuous road frontage along E. South Boulevard, offering excellent visibility and access along a high-traffic commercial corridor. The front property includes a 3,960 +/- SF heated and cooled building, constructed in 2021, with two restrooms and a functional layout suitable for a variety of commercial uses. An additional 7.45 +/- acres is located at the rear of the property and includes a 5,600 +/- SF service shop. The rear acreage is zoned R-60-A and is surrounded by R-100 zoning, providing substantial additional land for potential future use, subject to applicable zoning requirements. The combined property offers a rare opportunity to acquire approximately 9.22 +/- acres with improved commercial frontage, substantial paved and fenced areas, a newer building, a service shop, and significant additional acreage. Its prominent E. South Boulevard frontage and approximately 37,178 VPD provide strong visibility for a variety of commercial, service, and owner-user applications. For more information or to schedule your tour, contact Mickey Phillips at 334-312-1100

PROPERTY HIGHLIGHTS

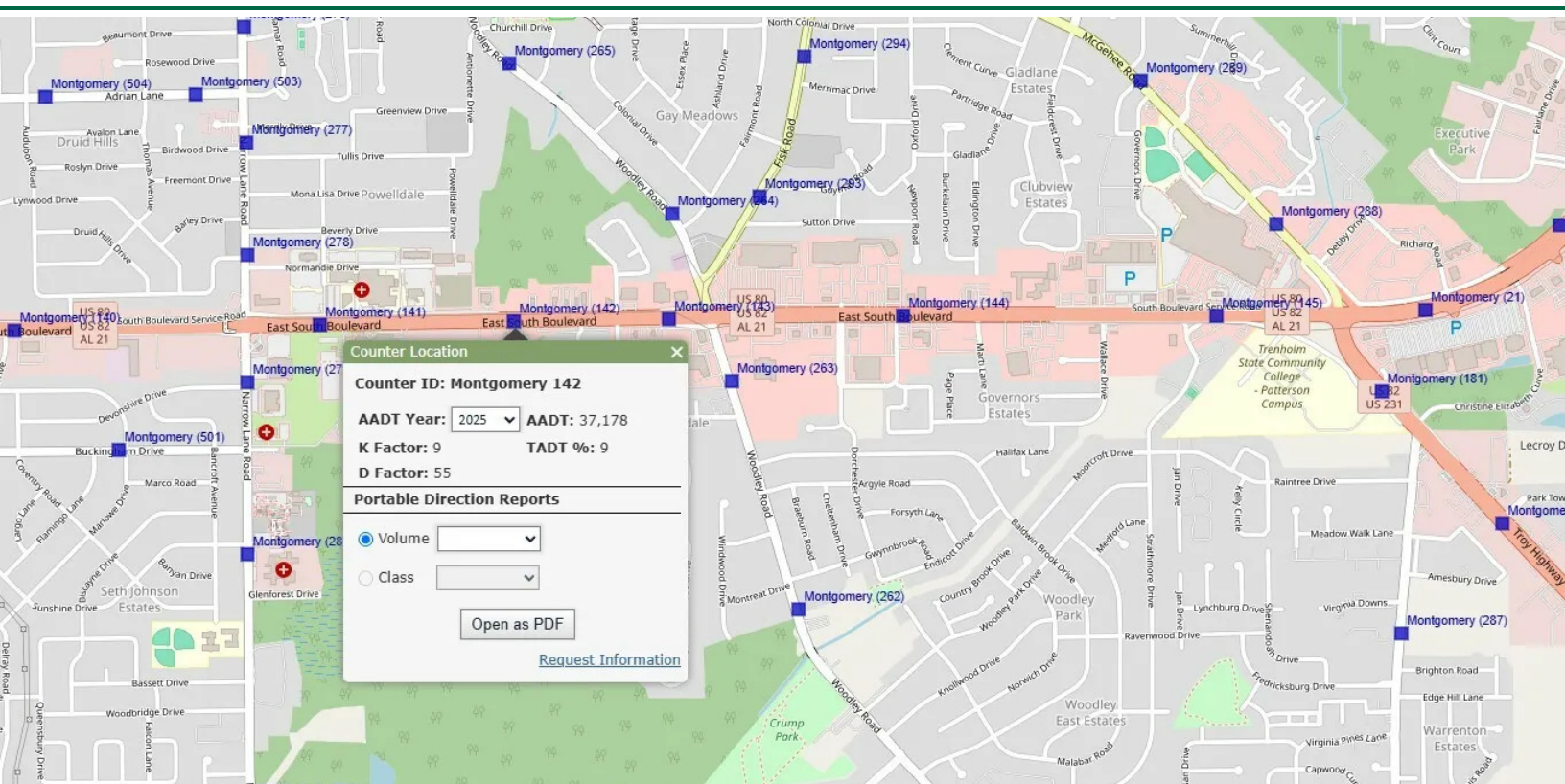
- 9.22 +/- Total Acres across multiple parcels
- 3,960 +/- SF heated/cooled building, built in 2021
- 5,600 +/- SF service shop with substantial rear acreage
- Fenced and paved commercial frontage
- Additional 7.45 +/- acres at rear zoned R-60-A

2235 E. SOUTH BOULEVARD 9.22-ACRE COMMERCIAL SITE | RETAIL FOR SALE

ZONING & TRAFFIC DATA



Hodges
Commercial Real Estate



PAUL HODGES

paul.hodges@hodgeswarehouse.com

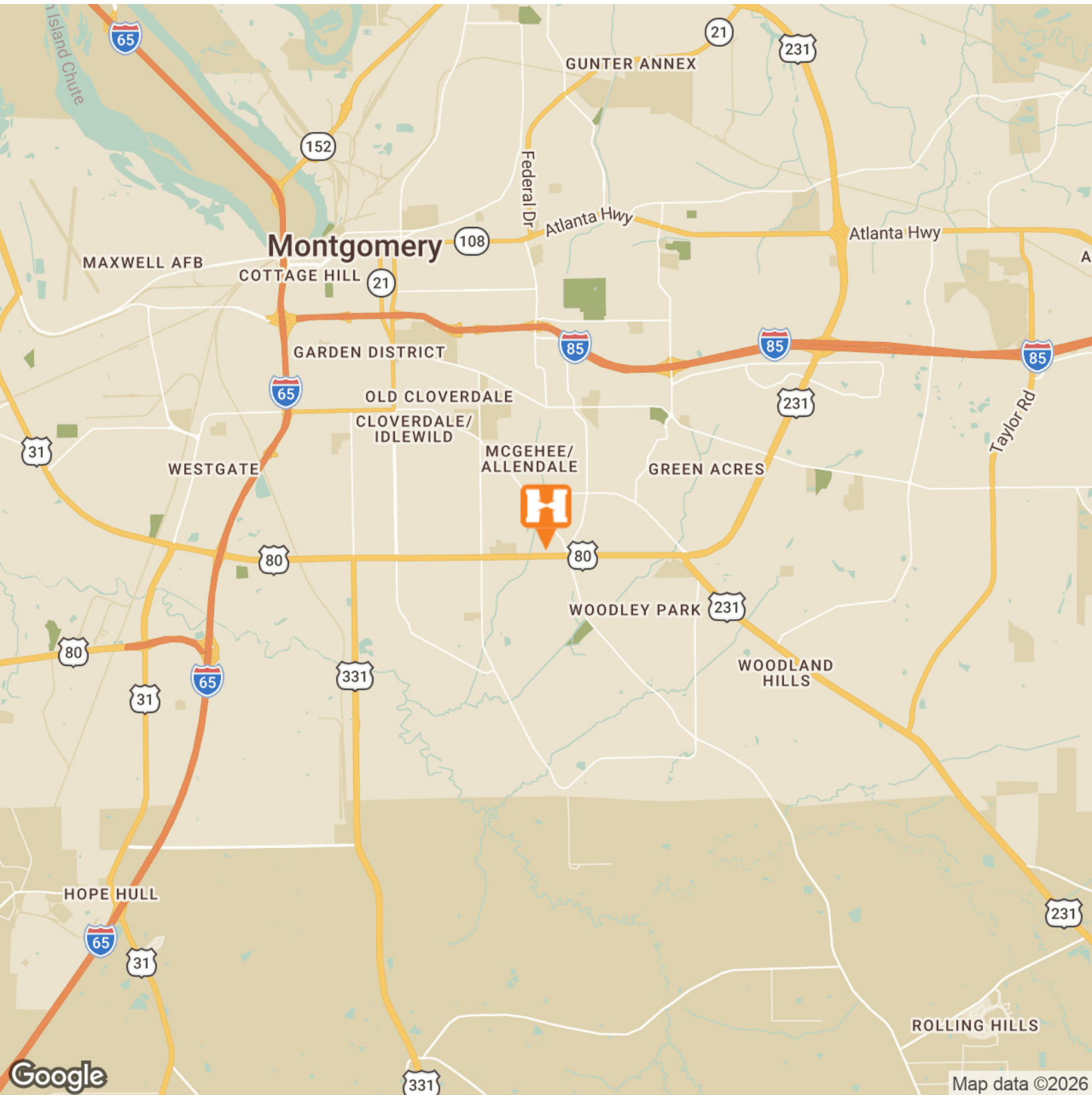
334.315.1382

**THE RIGHT PLACE.
THE RIGHT SPACE.**

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner. Photos digitally cleaned for clarity (debris/weeds removed); no physical features added or altered.

2235 E. SOUTH BOULEVARD 9.22-ACRE COMMERCIAL SITE | RETAIL FOR SALE

LOCATION MAP



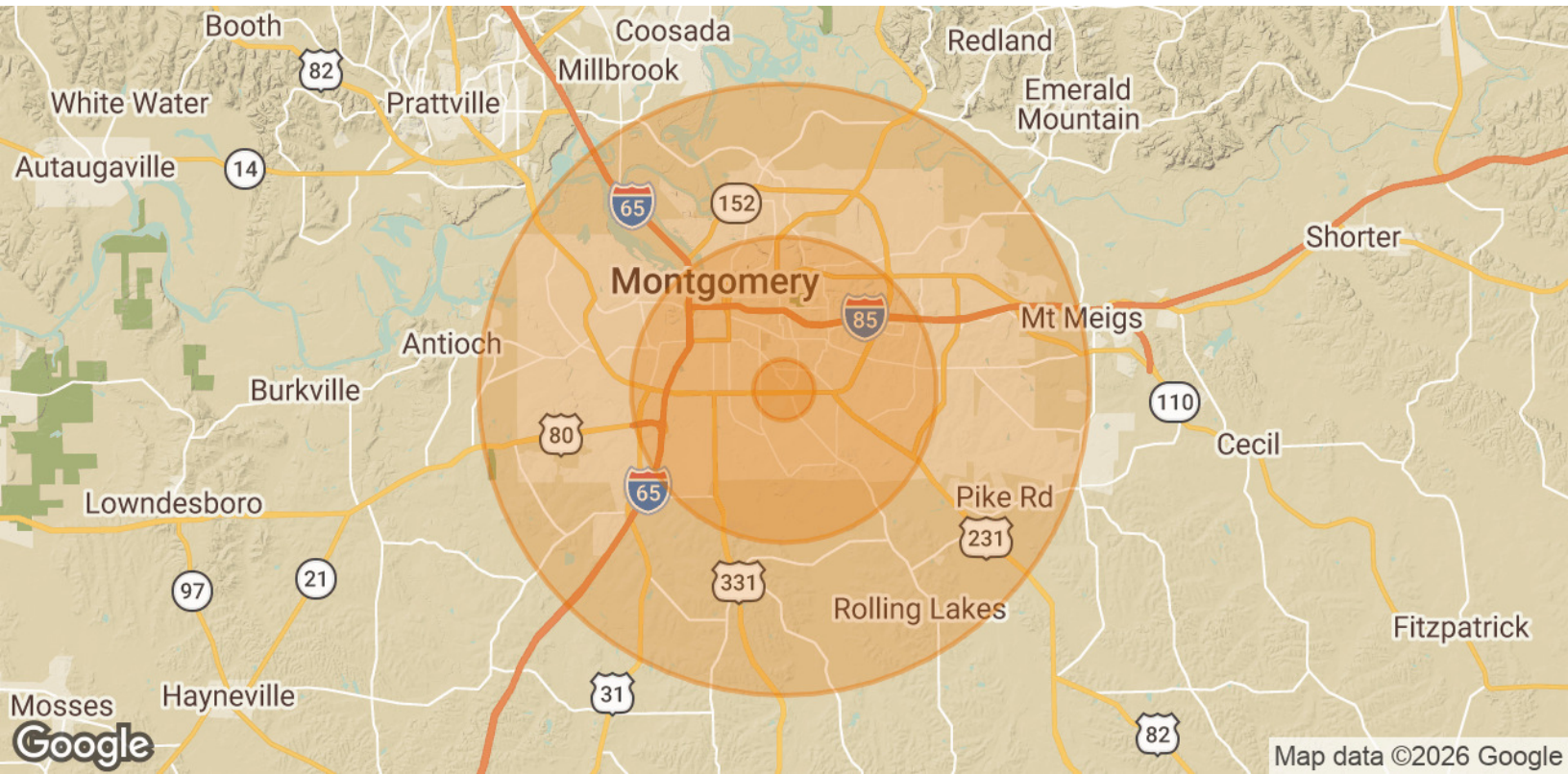
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2235 E. SOUTH BOULEVARD 9.22-ACRE COMMERCIAL SITE | RETAIL FOR SALE

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	7,363	126,395	204,934
Average Age	38.3	37.0	37.4
Average Age (Male)	31.5	35.0	35.4
Average Age (Female)	42.4	39.0	39.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,783	52,347	82,863
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$78,022	\$67,967	\$77,832
Average House Value	\$163,212	\$164,340	\$192,993

2023 American Community Survey (ACS)

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