



#### OFFERING SUMMARY

Lease Rate:	\$925.00 per month
Building Size:	925 SF
Available SF:	925 SF
Lot Size:	0.259 Acres
Renovated:	2024
Zoning:	M-1

#### PROPERTY OVERVIEW

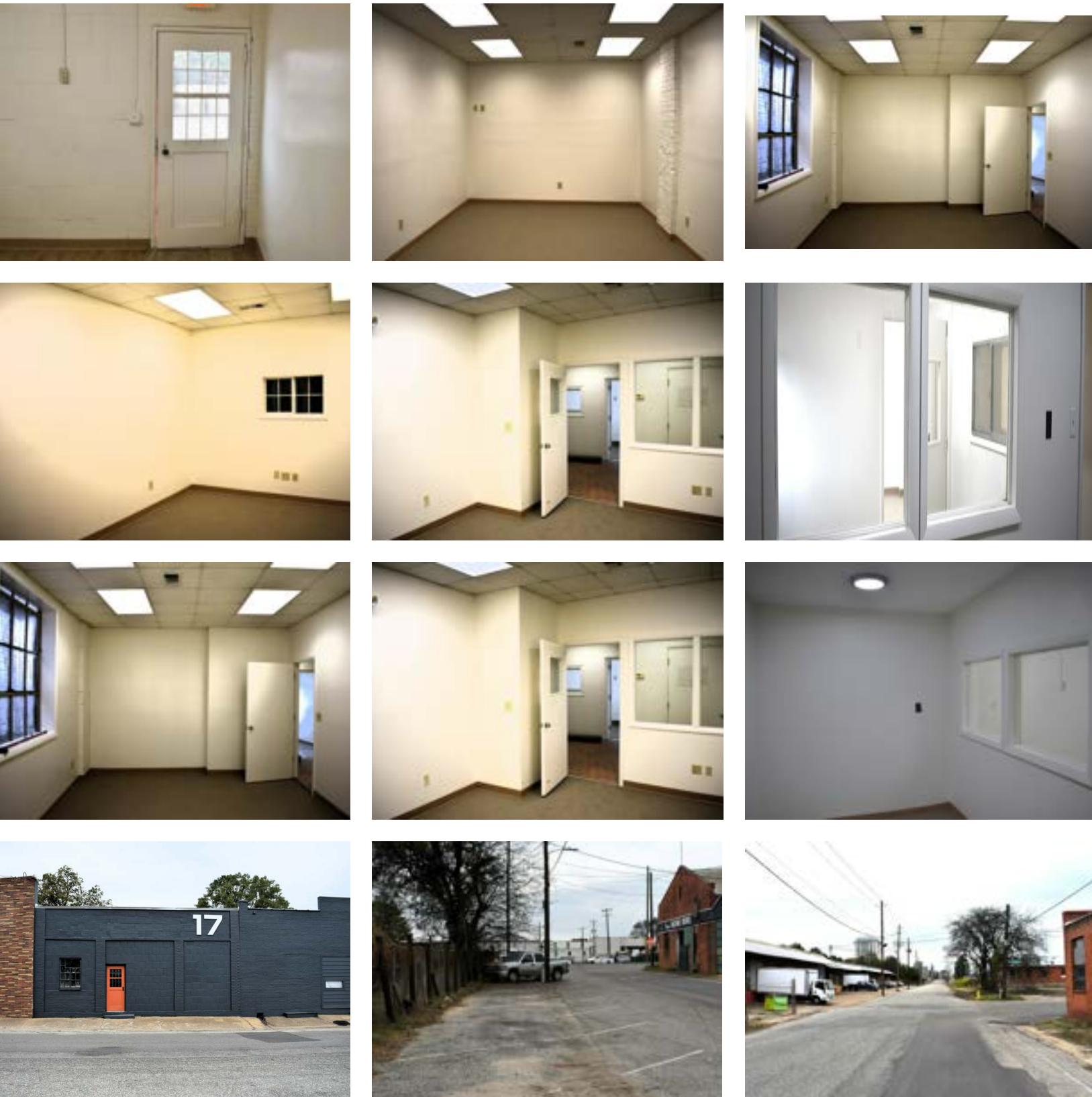
17 E. Railroad Street is approximately 925 +/- SF building, Zoned M-1. Features include three offices and one large meeting room (or office), one bathroom, as well as a 'visible from all angles' foyer. Brand new TPO roof. New water heater. New carpets and VPL throughout. Freshly painted (inside and out), and LED lights and bulbs installed in all rooms. Abundance of natural light in a compact, yet comfortable downtown building. Funky orange door access and plenty of free on-street parking. **Now pre-leasing for July 1, 2026, occupancy.** For more information or to schedule your tour, contact Paul Hodges at 334-315-1382.

#### PROPERTY HIGHLIGHTS

- **Now pre-leasing for July 1, 2026, occupancy.**
- New roof comprised of architectural shingles and TPO
- Convenient downtown location
- Free on Street Parking
- Strong street presence and signage opportunities

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,091	45,479	104,786
Total Population	1,823	94,986	224,617
Average HH Income	\$37,561	\$49,002	\$58,757

## ADDITIONAL PHOTOS

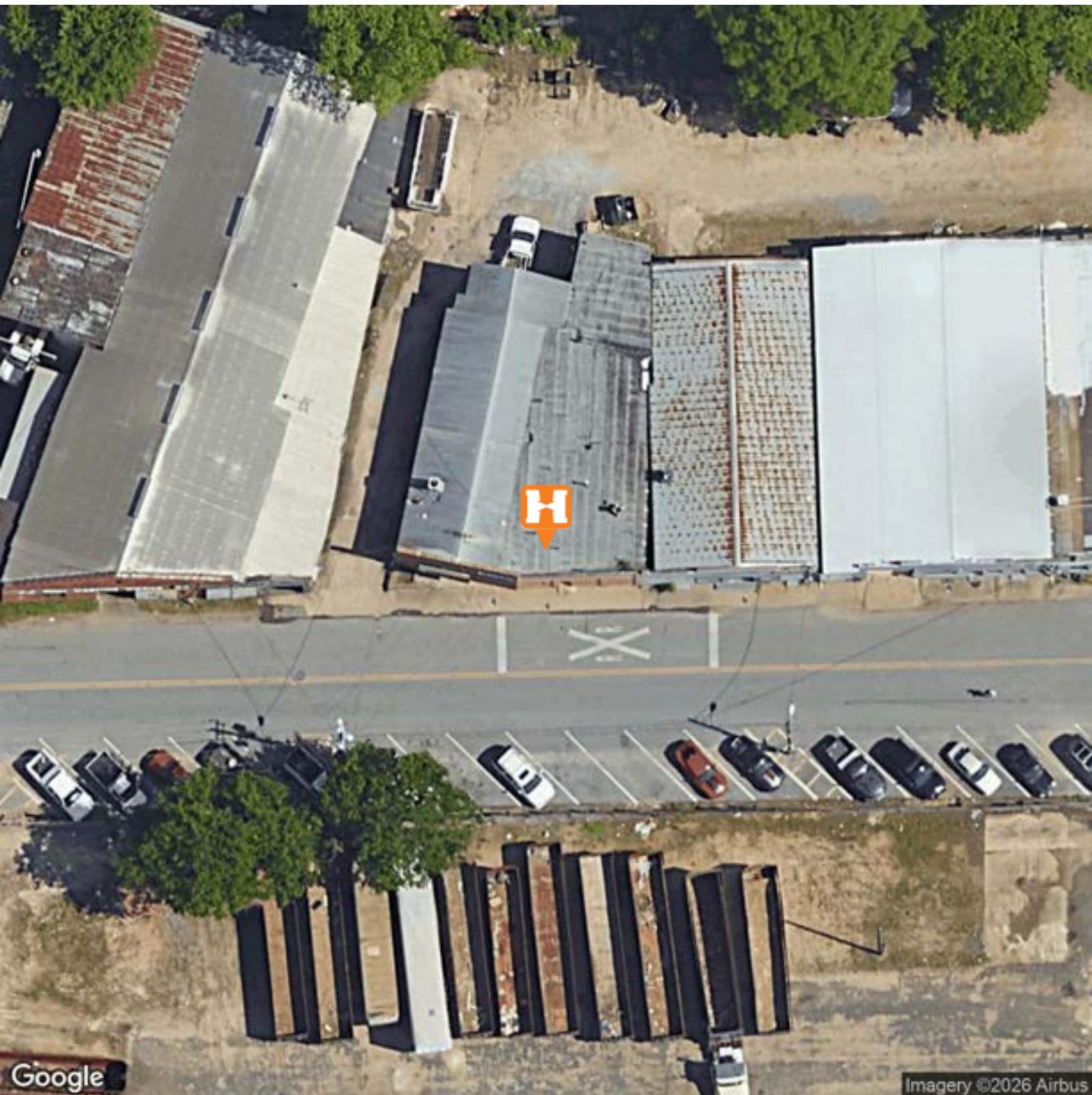


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**THE RIGHT PLACE.  
THE RIGHT SPACE.**

17 E. RAILROAD ST. | OFFICE BUILDING FOR LEASE

## AERIAL MAP



Google

Imagery ©2026 Airbus

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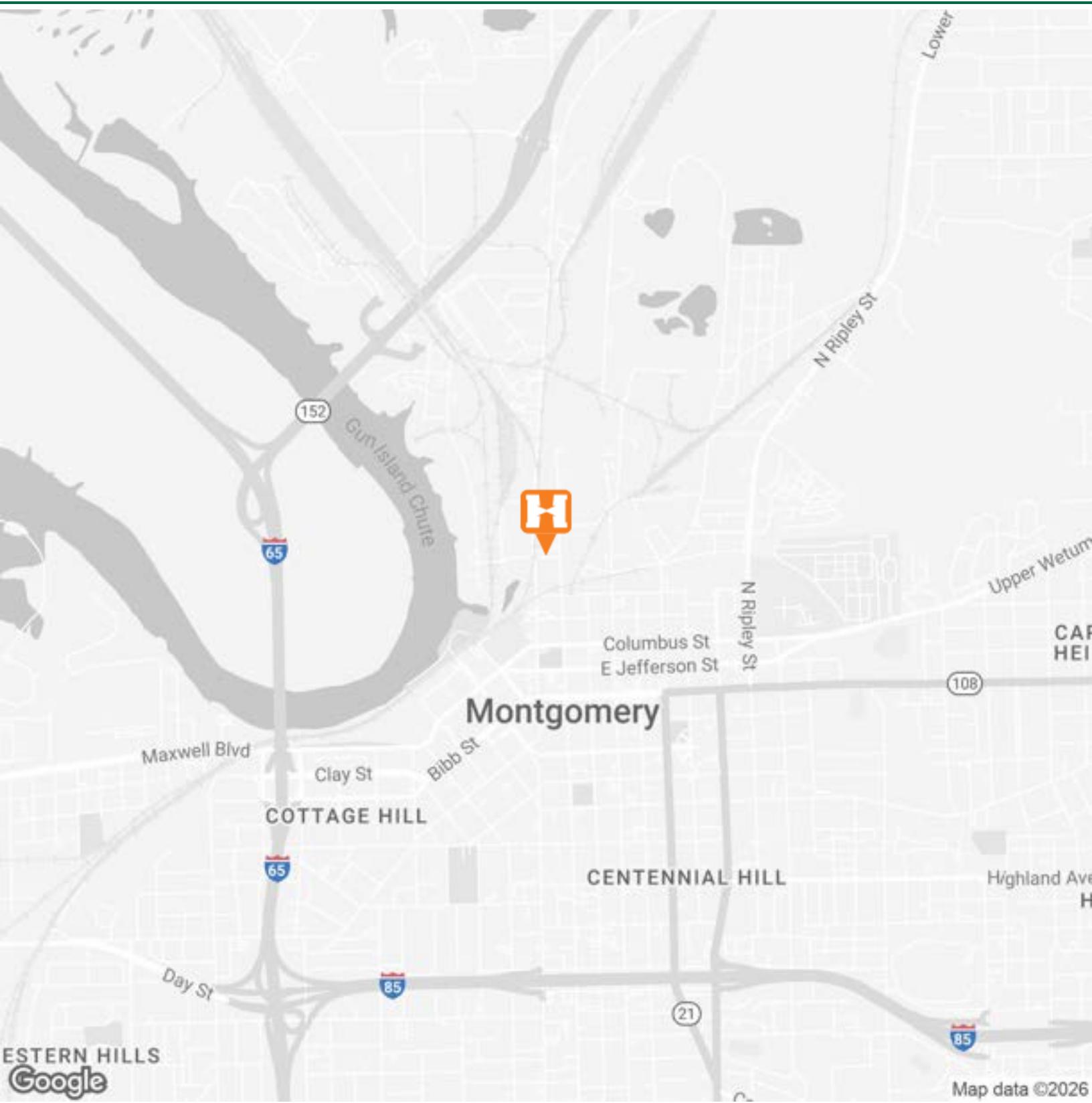
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\*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.

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## LOCATION MAP



ESTERN HILLS  
Google

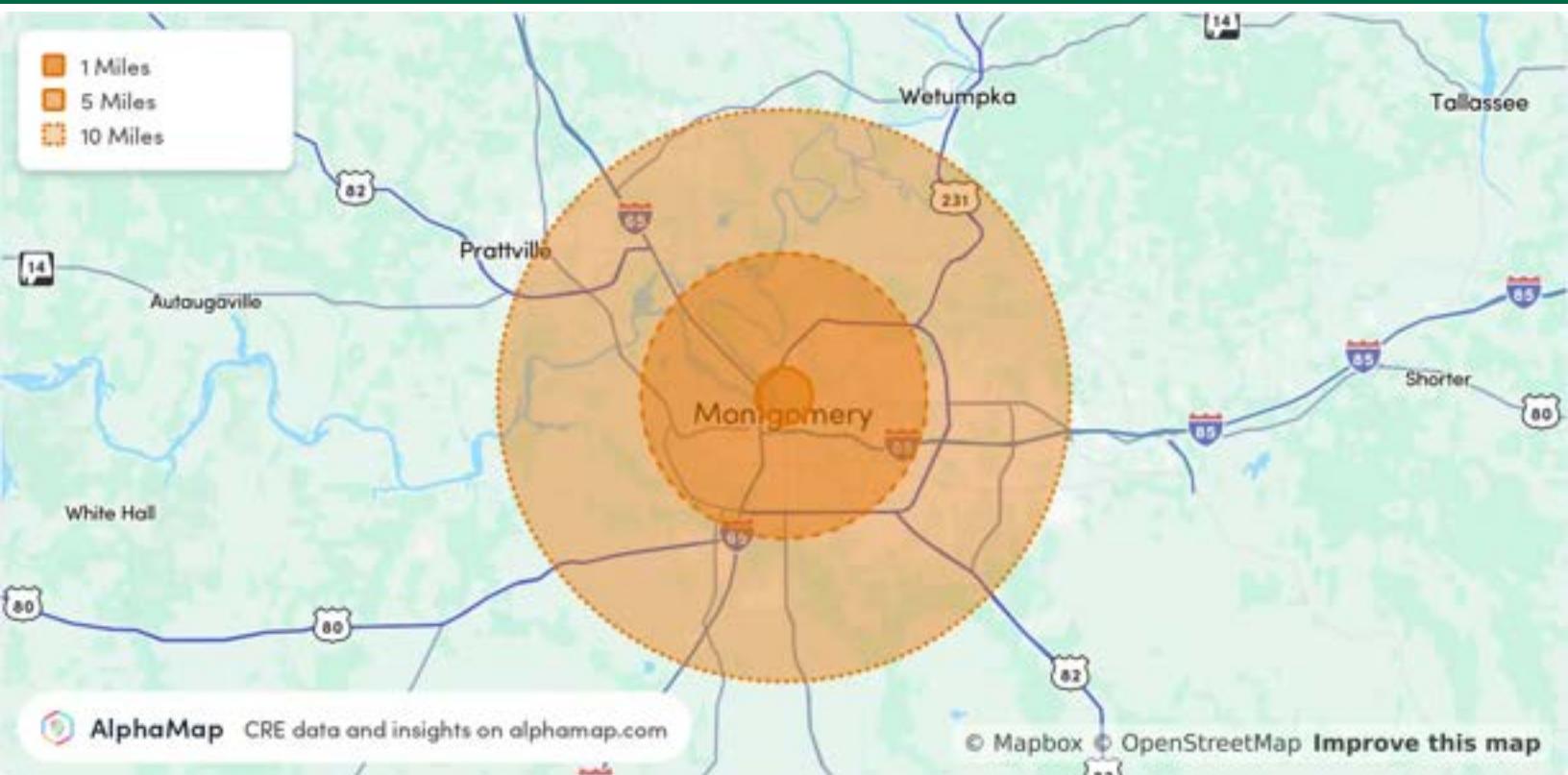
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# AREA ANALYTICS



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,113	91,868	235,325
Average Age	41	40	39
Average Age (Male)	40	38	38
Average Age (Female)	44	41	41

## HOUSEHOLD & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	965	37,195	97,366
Persons per HH	2.2	2.5	2.4
Average HH Income	\$57,021	\$64,284	\$73,762
Average House Value	\$310,840	\$176,245	\$204,334
Per Capita Income	\$25,918	\$25,713	\$30,734

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