

WAREHOUSE/OFFICE SPACE IN PIKE ROAD

565 Pike Road, Pike Road, AL 36064



OFFERING SUMMARY

Building & Land:	\$2,000,000
Land Only:	\$500,000
Lease Rate:	\$6.50 psf/yr
Available SF:	6,600 +/- SF
Lot Size:	8 +/- Acres
Building Size:	29,300 SF
Price / SF:	\$68.26

PROPERTY OVERVIEW

Purchase or lease space in one of the fastest growing towns in Alabama, Pike Road. The property consists of multiple warehouse/office buildings totaling 29,300 +/- sf as well as 8.14 +/- acres of land with mature trees. There are currently two tenants occupying 22,700 +/- sf with 6,600 +/- sf of office space available for lease. The entire property, buildings and land, can be purchased for \$2,000,000. The land alone can be purchased for \$500,000 and would be ideal for mini warehouse development. This property is located at 565 Pike Road minutes from Interstate 85. Contact agent for additional information including financial documents, etc.

LOCATION OVERVIEW

Discover the prime location of this Warehouse/Office Space in Pike Road, AL. This property offers convenient access to major transportation routes such as Highway 231 and Interstate 85.

PROPERTY HIGHLIGHTS

- Two Tenants Occupying 22,700 +/- SF
- 6,600 +/- SF Office Space Available
- Fenced Yard
- Call Agent for Income & Expense Information

PRESENTED BY:

David Potts

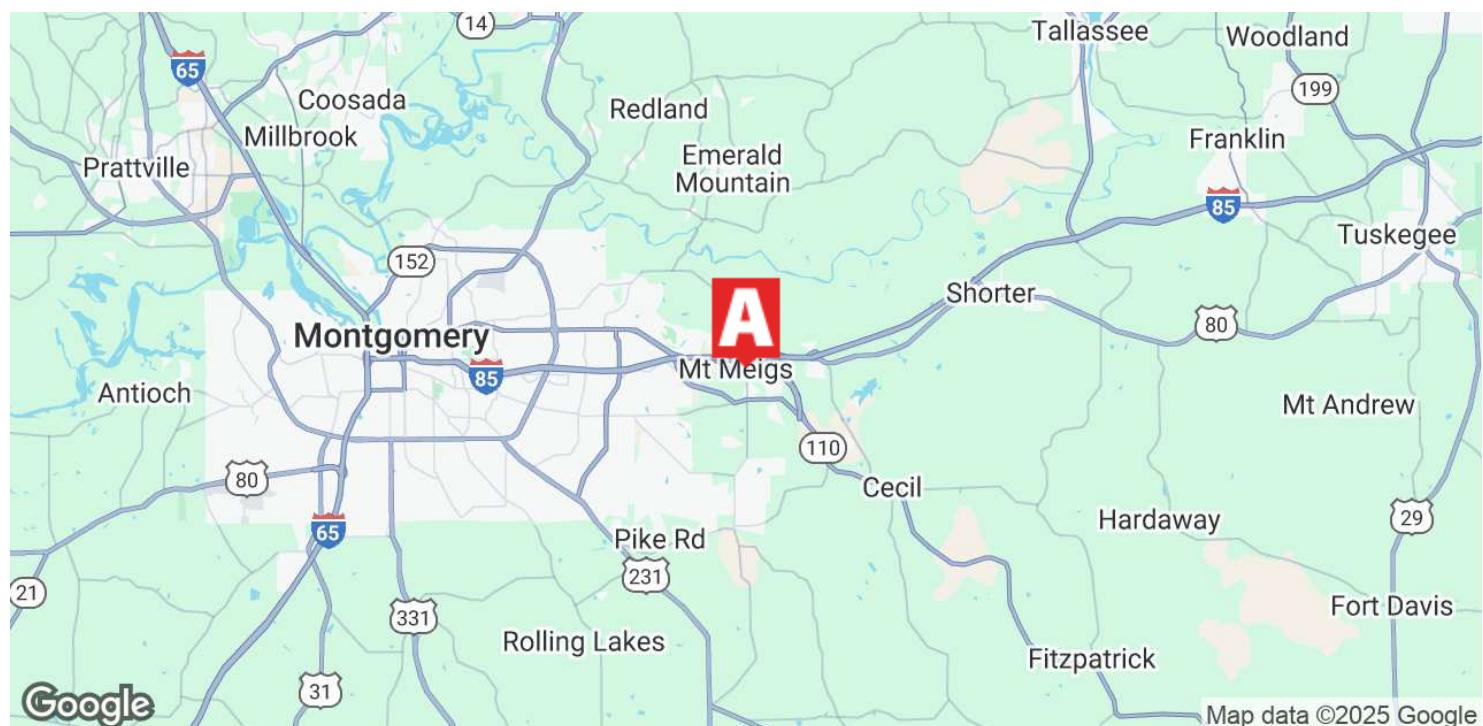
Specializing in Commercial Sales & Leasing Transactions
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3500 Eastern Boulevard
Montgomery, AL 36116

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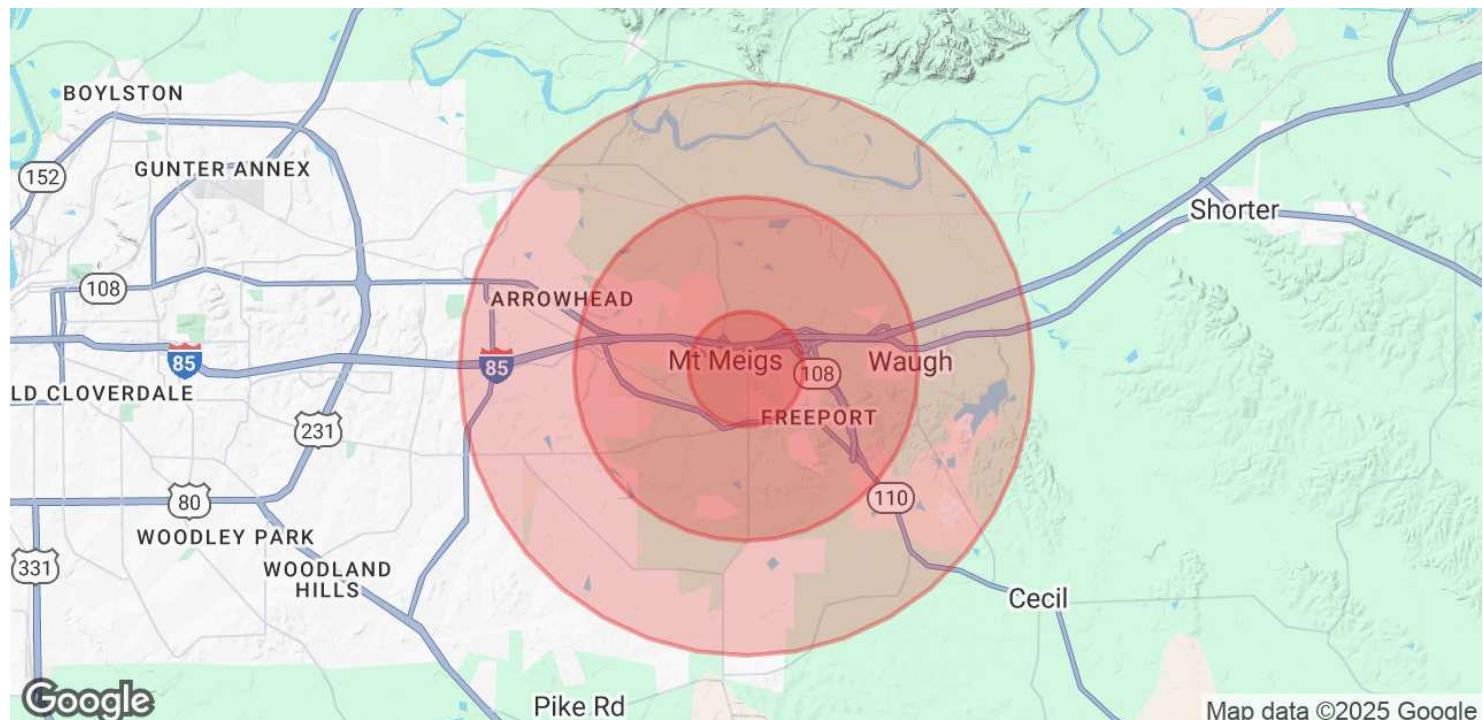
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,668	16,596	42,791
Average Age	38	39	41
Average Age (Male)	37	38	39
Average Age (Female)	39	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	602	5,629	16,327
# of Persons per HH	2.8	2.9	2.6
Average HH Income	\$119,491	\$122,649	\$120,649
Average House Value	\$324,125	\$345,546	\$344,581

Demographics data derived from AlphaMap

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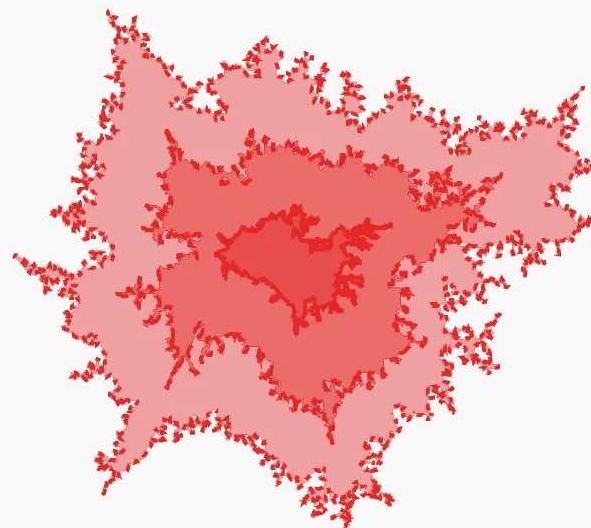
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565 Pike Road, Pike Road, AL 36064

- 20 Minute Drive
- 40 Minute Drive
- 60 Minute Drive



AlphaMap CRE data and insights on alphamap.com

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POPULATION	20 MINUTES	40 MINUTES	60 MINUTES
Total Population	171,980	325,525	576,653
Average Age	39	40	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	40

HOUSEHOLD & INCOME	20 MINUTES	40 MINUTES	60 MINUTES
Total Households	71,001	129,331	230,706
Persons per HH	2.4	2.5	2.5
Average HH Income	\$82,921	\$78,671	\$79,592
Average House Value	\$232,893	\$219,120	\$240,793
Per Capita Income	\$34,550	\$31,468	\$31,836

Map and demographics data derived from AlphaMap

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