

## WAREHOUSE/OFFICE SPACE IN PIKE ROAD

565 Pike Road, Pike Road, AL 36064



Map data ©2021 Imagery ©2021 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

### 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

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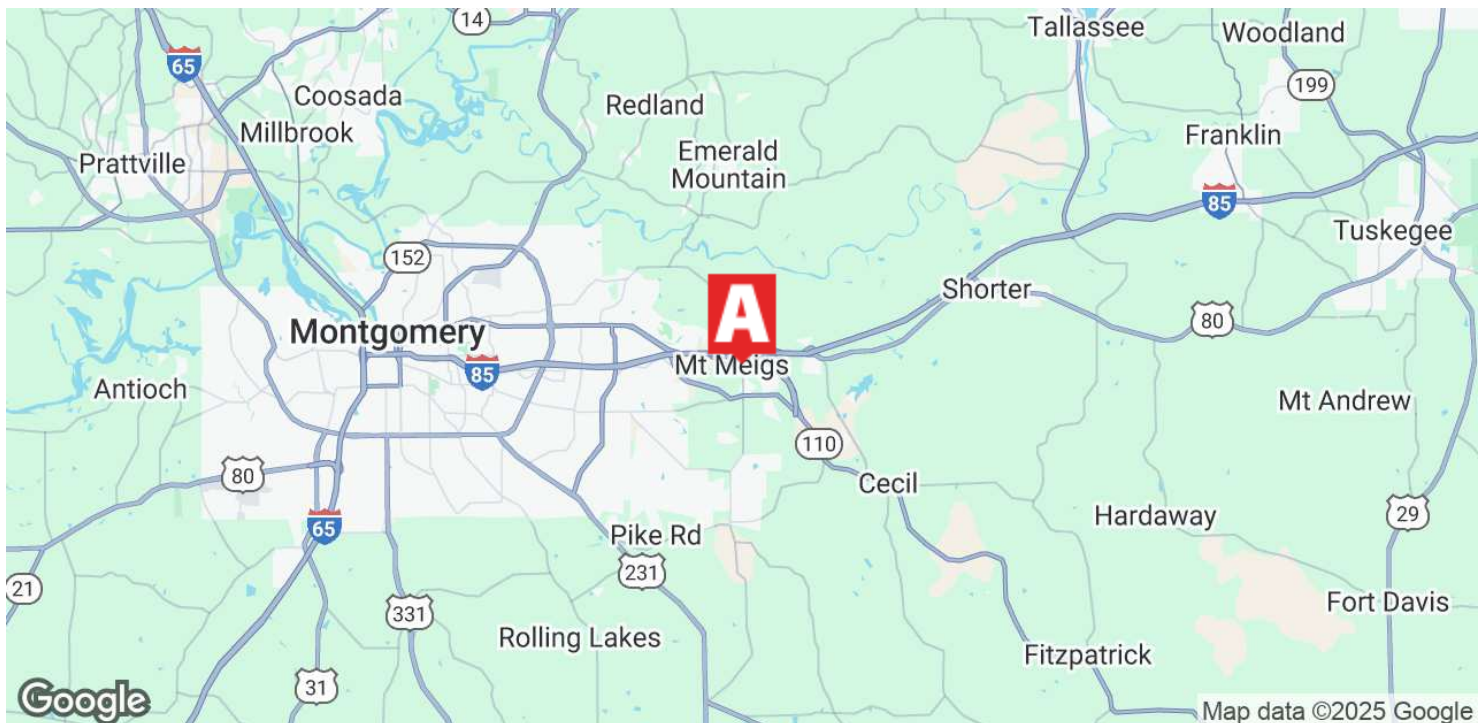
**aronovcommercial.com**

3500 Eastern Boulevard  
Montgomery, AL 36116



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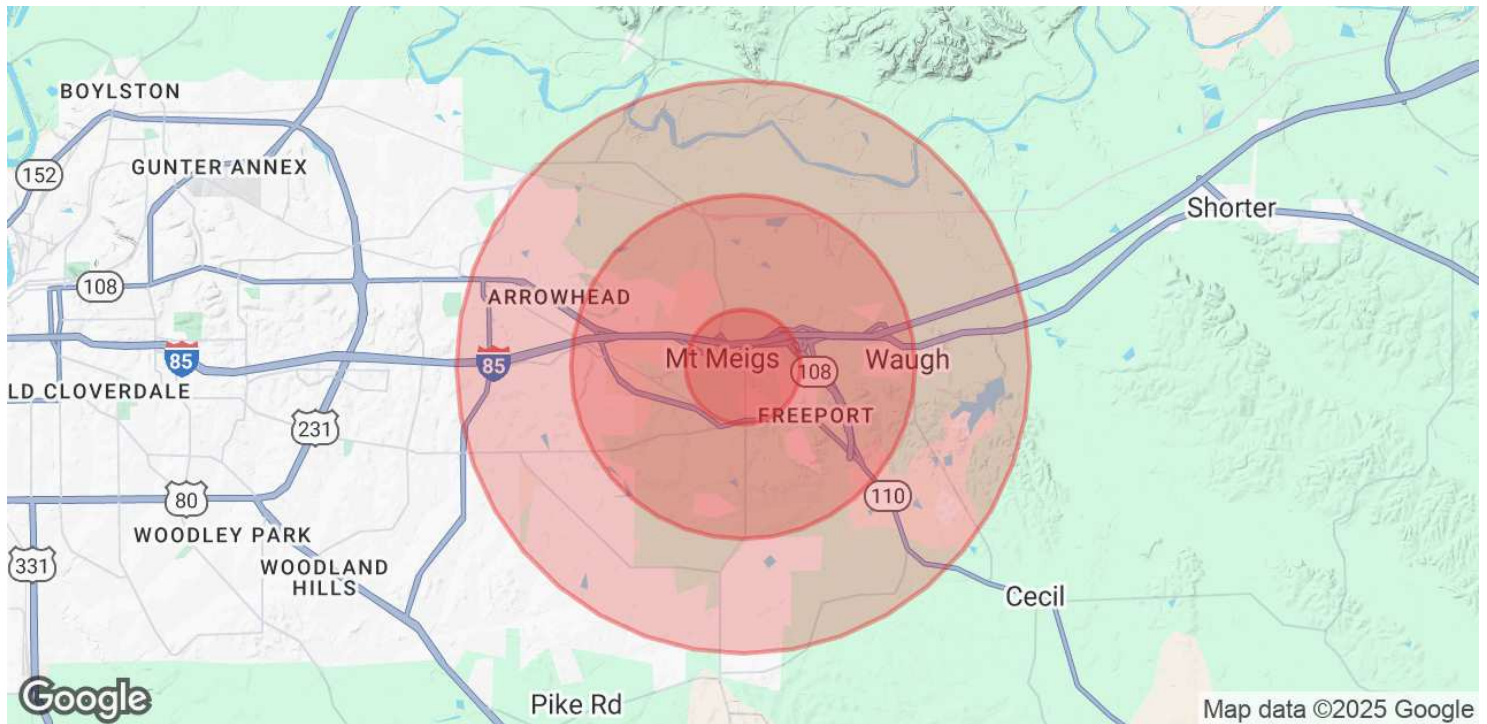
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,668	16,596	42,791
Average Age	38	39	41
Average Age (Male)	37	38	39
Average Age (Female)	39	41	42

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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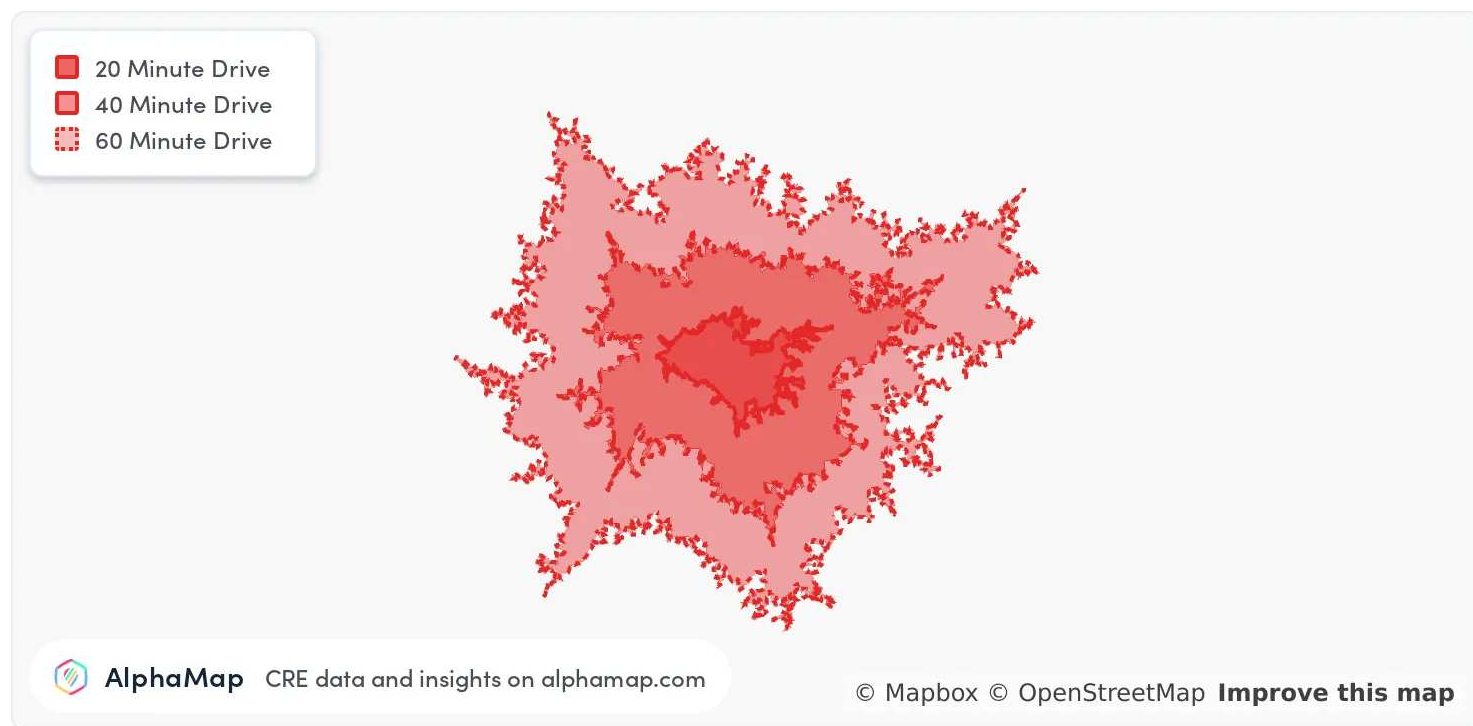
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## WAREHOUSE/OFFICE SPACE IN PIKE ROAD

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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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