

OFFERING SUMMARY

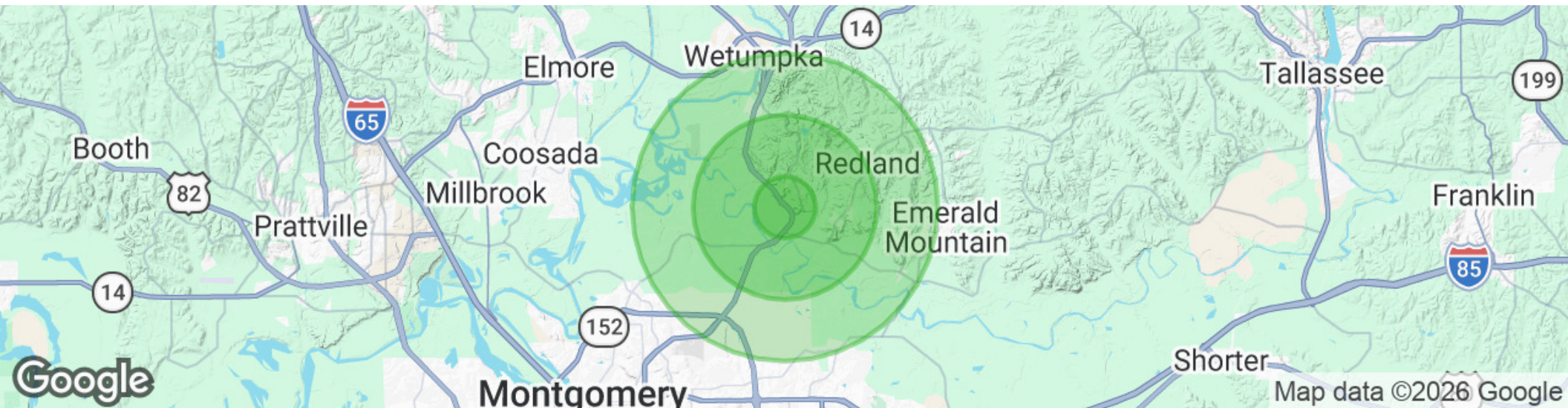
Sale Price:	\$1,000,000 (\$83.33/SF)
Lot Size:	± 0.56 Acres
Year Built:	2004
Building Size:	± 12,000
Market:	Wetumpka

LOCATION OVERVIEW

Nestled in Wetumpka, AL, this bustling area is an optimal location for industrial and flex space tenants. With its proximity to major roadways, including US Highway 231 and Highway 14, the area offers exceptional connectivity and accessibility. Just a short distance from Downtown Wetumpka and picturesque Lake Jordan, tenants can access a thriving local community and recreational opportunities. The location's strategic positioning and the nearby points of interest make it an attractive choice for businesses looking to establish a presence in a dynamic and well-connected area.

PROPERTY HIGHLIGHTS

- Conveniently located on US Highway 231 in Wetumpka- a major thoroughfare with traffic counts of ± 13,934 AADT
- Value add - Office/warehouse space and warehouse/storage space available
- Easy access to Highway 14
- ± 2 Miles from Downtown Wetumpka
- ± 5 Miles to Lake Jordan
- ± 15 Miles to Montgomery



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	334	2,717	14,884
Average Age	42.0	42.9	38.3
Average Age (Male)	42.0	42.4	36.0
Average Age (Female)	41.7	43.0	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	138	1,104	5,663
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$150,368	\$138,104	\$108,152
Average House Value	\$264,879	\$245,630	\$207,233

2023 American Community Survey (ACS)

JON MASTERS, CCIM

334.387.2724
Jmasters@mcrmpm.com

MOORE COMPANY REALTY

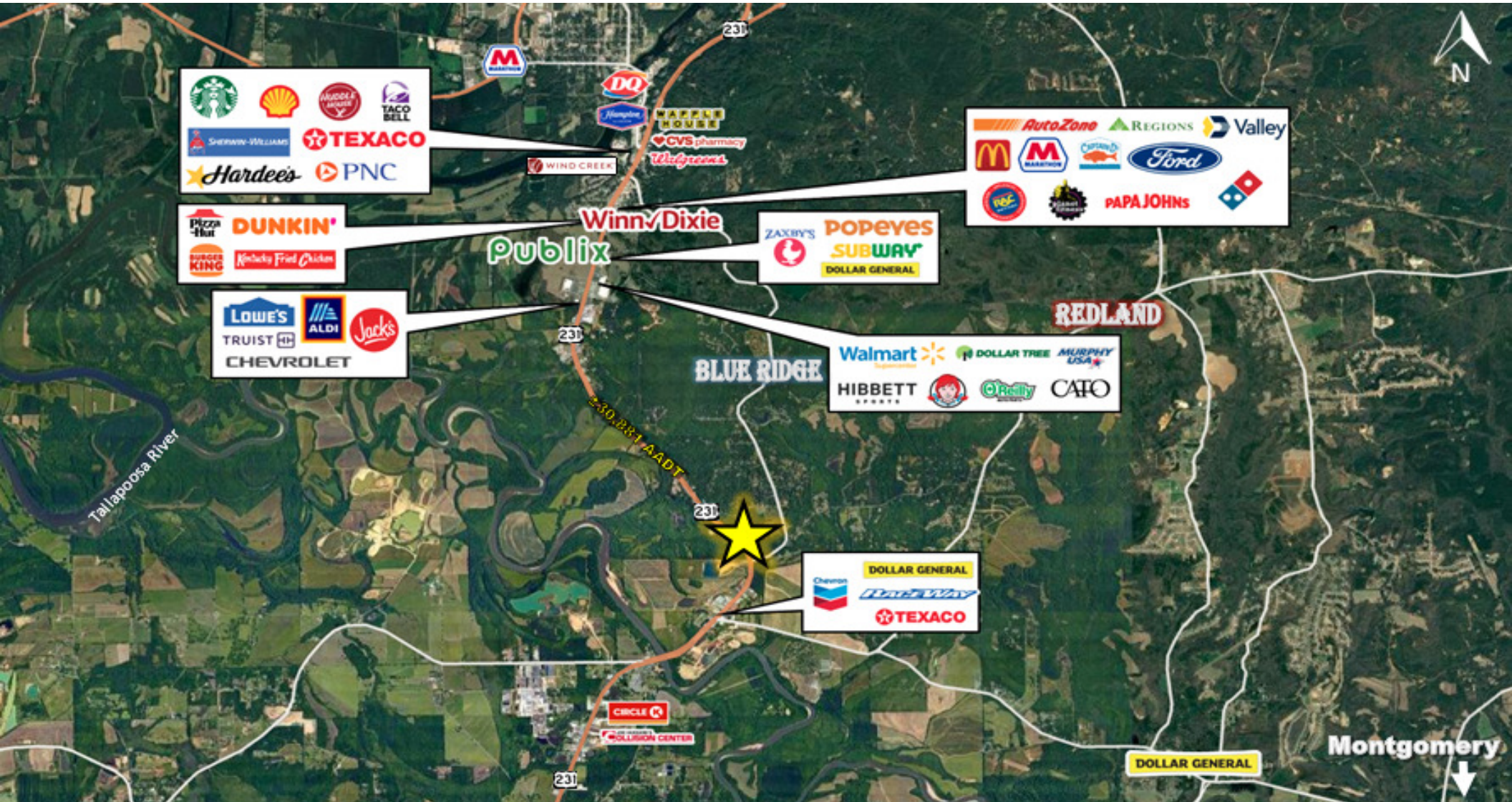
312 Catoma Street, Suite 200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com



1755 U.S. 231

WETUMPKA, AL 36093

Retail Map



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