

# FOR LEASE

102 Jackson St, Enterprise, AL 36330

# NAI TALCOR



**SUBJECT PROPERTY**  
2,550 +/- SF  
SUITE B AVAILABLE

## Medical Office Shell Space

Discover the future of your medical practice in a first-generation office space boasting 2,550 +/- SF of blank canvas. Located in a Class A modern building constructed in 2022 with esteemed co-occupant, Dermatology Specialists. This shell condition space comes with essential infrastructure in place such as an electrical panel, HVAC unit, and plumbing stubs; providing the foundation for Tenants to customize interior specs and finishes tailored to their plans. Favorable location in one of the fastest growing areas in southwest Enterprise just off Boll Weevil Circle. This property shares its surroundings with flourishing businesses such as Santa Fe, Fairfield Inn by Marriot and Candlewood Suites. This area presents an excellent opportunity to customize your professional practice and flourish within the vibrant community of Enterprise.

### OFFERING SUMMARY

AVAILABLE SF	2,550 SF
LEASE RATE	Negotiable
ZONING	B-3
BUILDING SIZE	5,240 SF

Demographics	5 Miles	10 Miles	20 Miles
Total Population:	31,604	52,396	109,820
Average HH Income:	\$60,086	\$60,761	\$55,267

### PROPERTY PANORAMA

✉ **Shannon Auty**  
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✉ **Kenny Whatley**  
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein. And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



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107 Hidden Glen Way  
talcor.com



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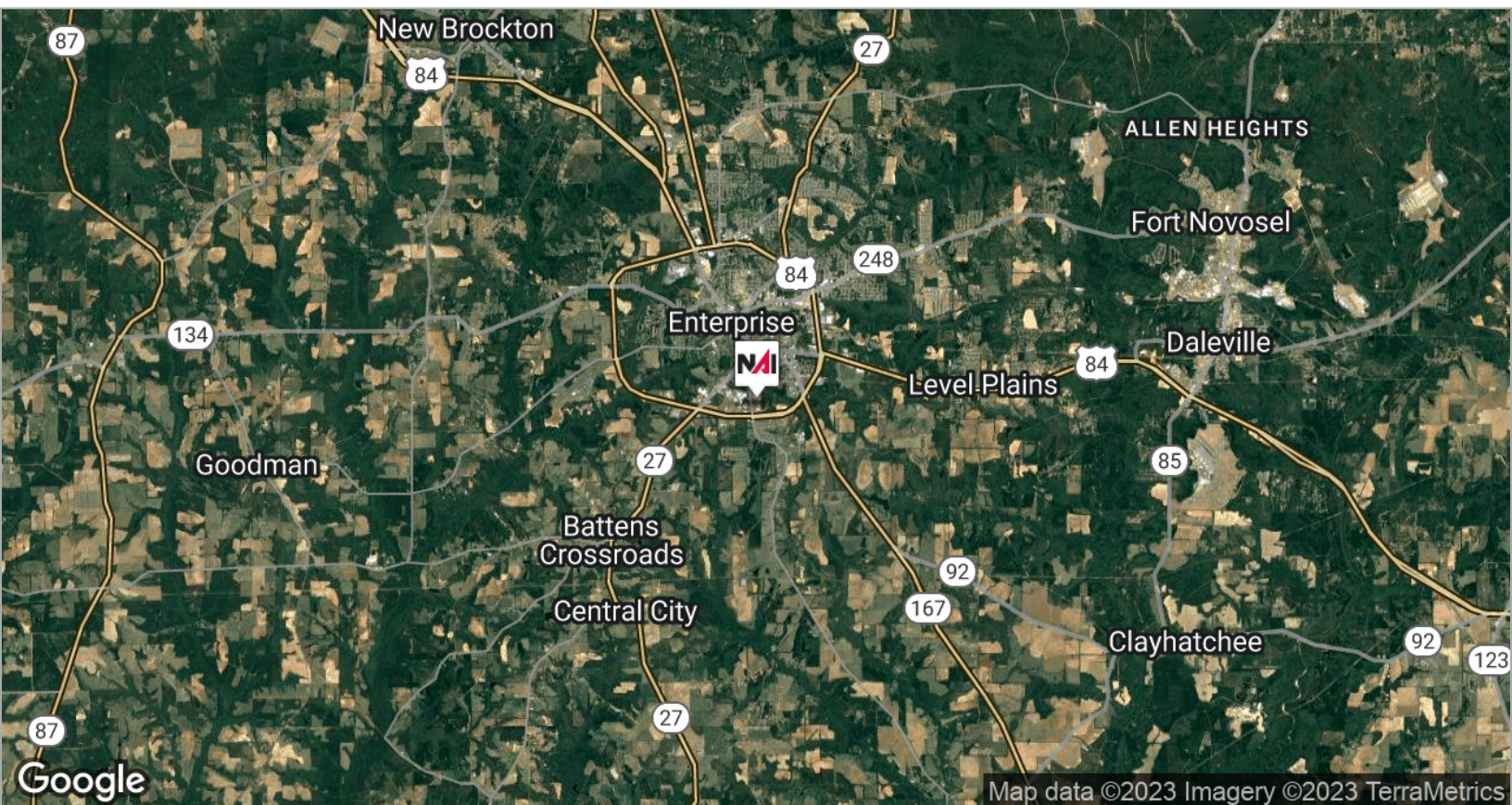
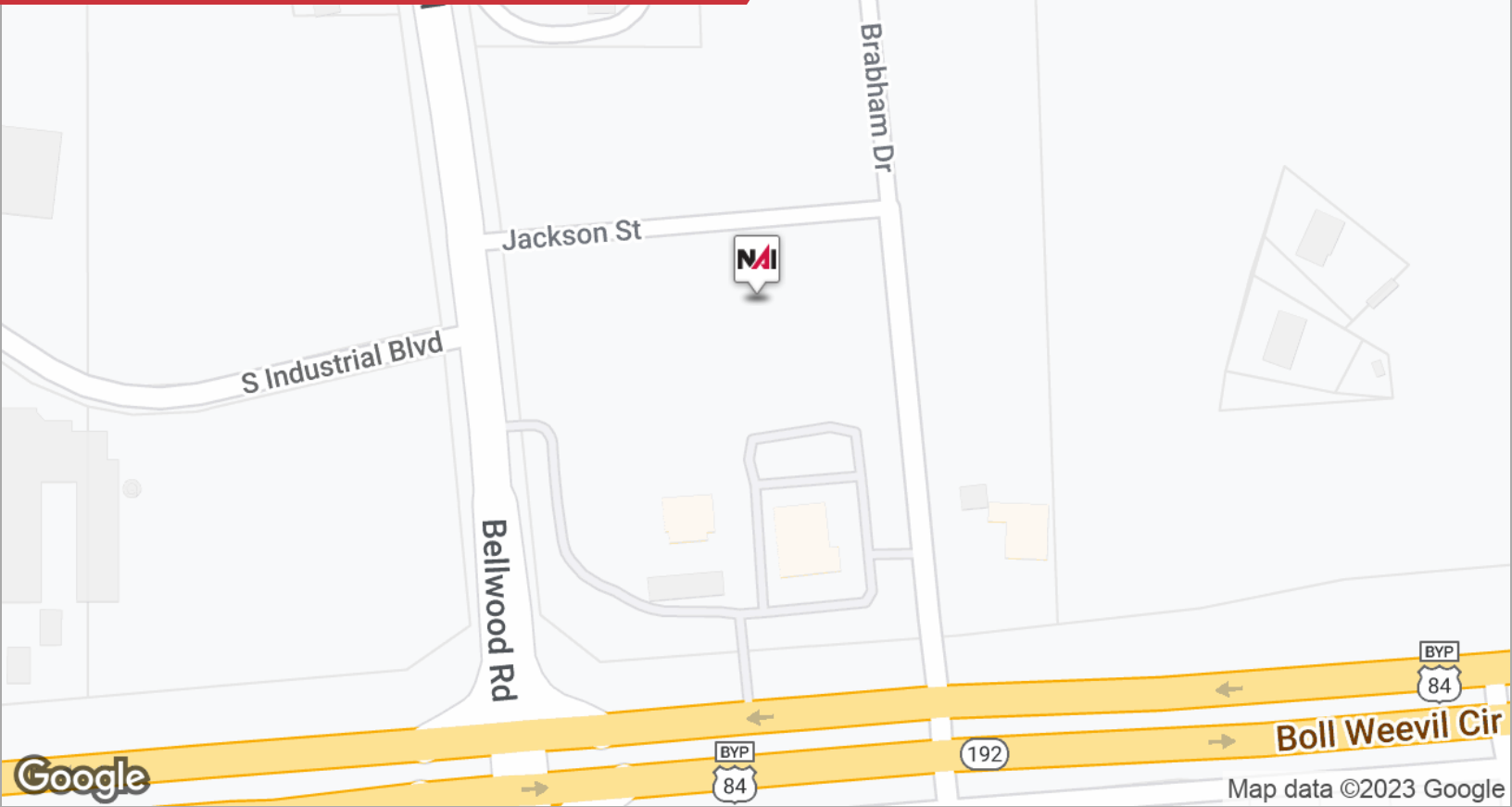
## PROPERTY HIGHLIGHTS

- First Generation Medical Office Space
- TI allowance available | Subject to lease terms
- 2,550+/- SF shell space with infrastructure in place
- Newly constructed building in 2022
- Esteemed co-occupant: Dermatology Specialists, a CAP accredited, physician-owned company
- Freedom for tenant to customize interior plans and finishes according to their professional needs
- Located in rapidly expanding SW area of Boll Weevil Circle
- Strong military presence with Fort Novosel, US Army Aviation Center of Excellence, just 10mi away
- Boll Weevil Cir AADT: 19,400 vehicles per day
- Adjacent to Santa Fe Steakhouse, Fairfield Inn by Marriot, and Candlewood Suites
- Near newly developed Mitchell Chrysler Car Dealership
- 1.5 miles from newly built Coppinville Jr High | 600 students
- 0.5 miles from Enterprise State Community College | 1,800+ students
- Various new mixed-use developments coming soon to the area
- Average household income of \$60,000 within a 10-mile radius and total population of 102,820 within a 20-mile radius



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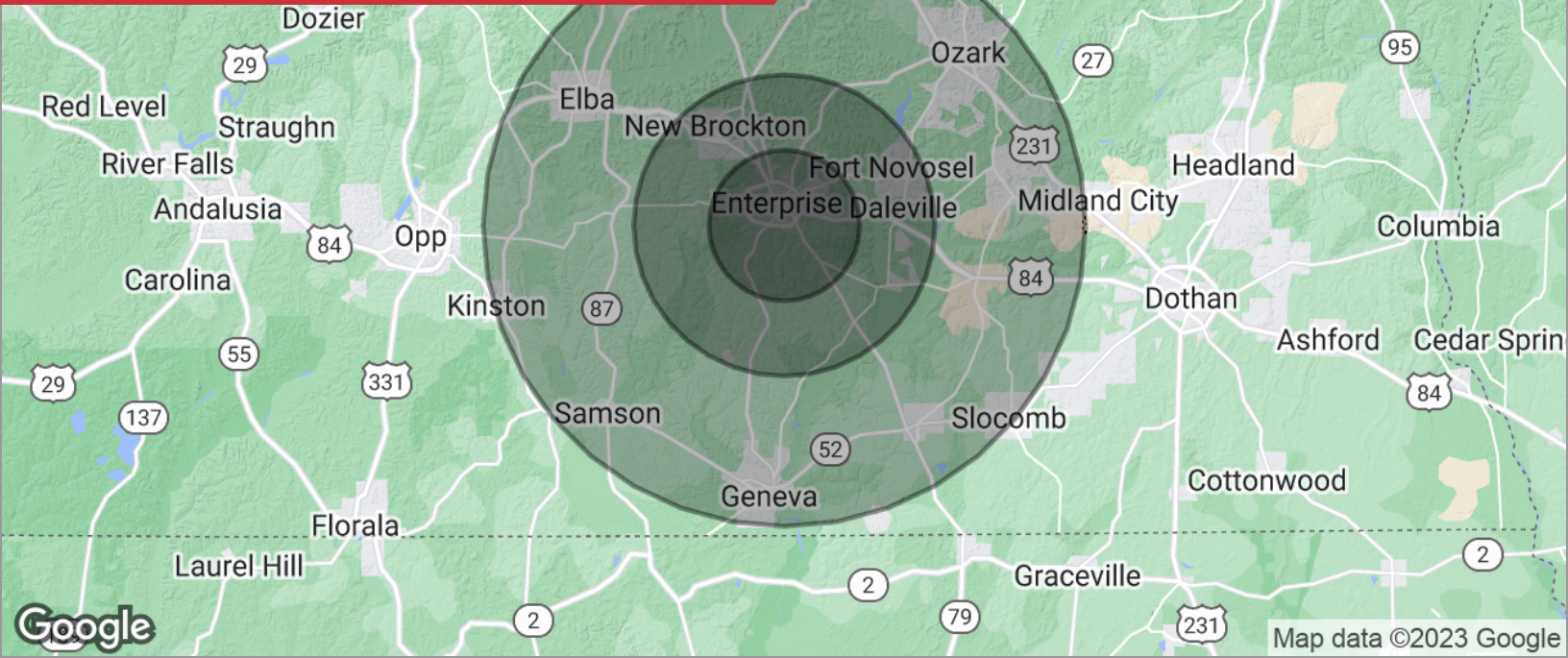
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## DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	20 MILES
Total population	31,604	52,396	109,820
Median age	35.5	37.3	39.9
Median age (male)	35.1	36.7	38.9
Median age (Female)	37.2	38.9	41.0
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	13,766	23,166	49,821
# of persons per HH	2.3	2.3	2.2
Average HH income	\$60,086	\$60,761	\$55,267
Average house value	\$161,007	\$149,370	\$135,211

\* Demographic data derived from 2020 ACS - US Census

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