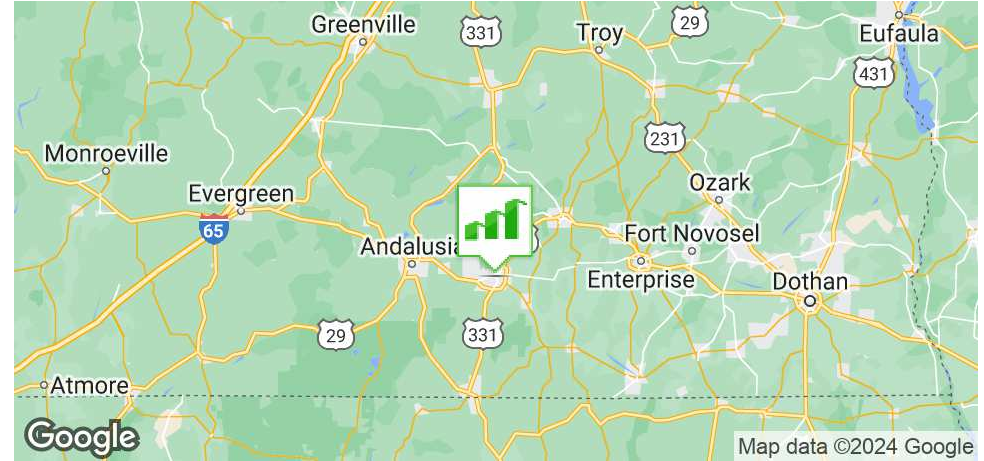


LEMAR PLAZA

905 E CUMMINGS AVE, OPP, AL 36467

Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,000,000
Cap Rate:	8.61%
NOI:	\$172,120
Lot Size:	±9.6 Acres
Year Built:	1970
Building Size:	±73,900
Price / SF:	\$27.06

PROPERTY HIGHLIGHTS

- A 73,900 square foot retail center, located in a prime opportunity site- 100% OCCUPANCY
- Anchored by IGA, Dollar General, Maxway
- Visited by over 160,000 customers annually and bringing in approximately \$2.7 million in sales each year
- Centrally located- easily accessible for residents from various surrounding communities.
- Multiple entrances and exits for easy access, allowing customers to enter and exit the premises smoothly
- Ample parking space
- Proximity to major transportation routes- Approximately 1 mile from Highway 331
- ±16 miles to Andalusia, AL
- ±26 miles to Enterprise, AL
- ±26 to the Florida state line



GENE CODY, CCIM

334.386.2441
gcody@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma St #200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com



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AERIAL



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MOORE COMPANY REALTY

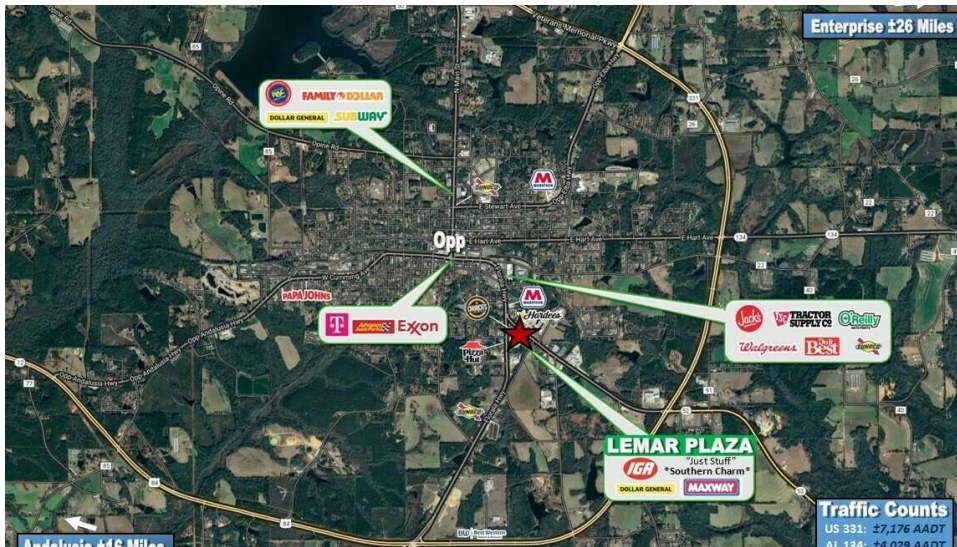
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PHOTOS



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905 E CUMMINGS AVE, OPP, AL 36467

DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

905 W Cumming Ave, Opp, Alabama, 36467

Ring of 5 miles

KEY FACTS

9,110

Population



3,716

Households

45.2

Median Age

\$36,693

Median Disposable Income

EDUCATION

14%

No High School Diploma



46%

High School Graduate



29%

Some College



12%

Bachelor's/Grad/Prof Degree

INCOME



\$42,949

Median Household Income



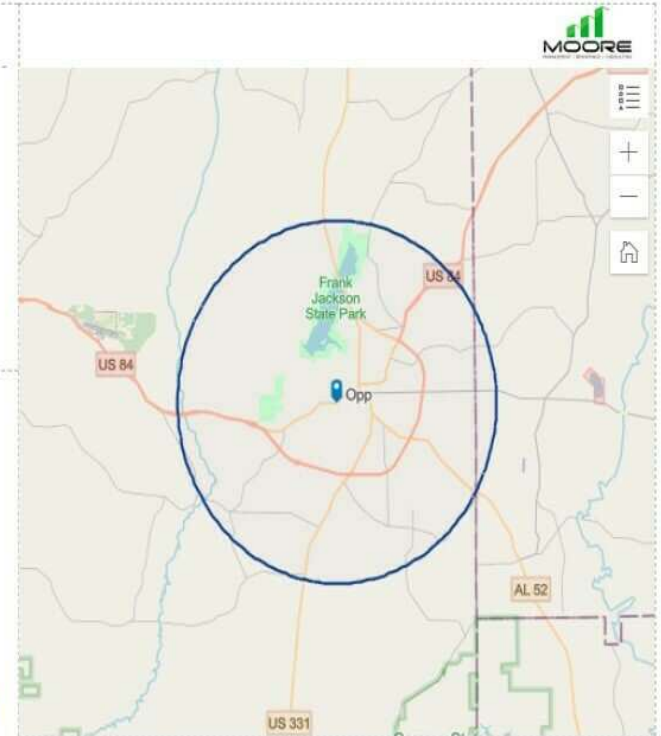
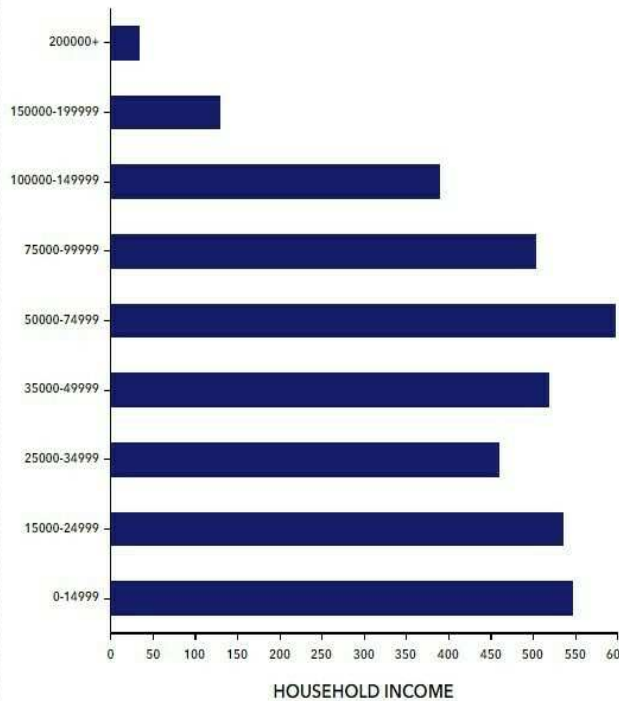
\$24,498

Per Capita Income



\$88,414

Median Net Worth



EMPLOYMENT

49%

White Collar

35%

Blue Collar

21%

Services

3.6%

Unemployment Rate

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MOORE COMPANY REALTY

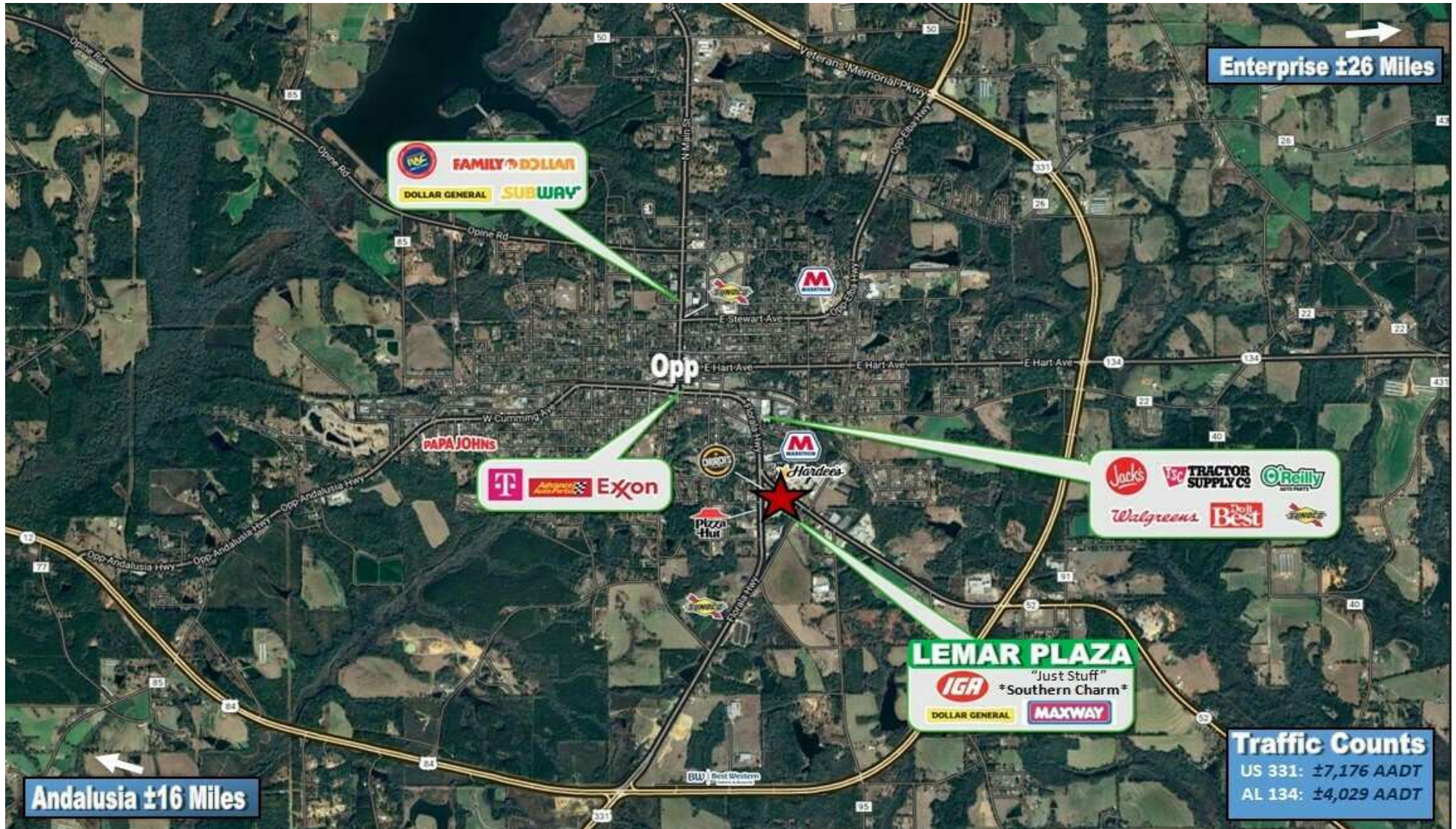
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LEMAR PLAZA

905 E CUMMINGS AVE, OPP, AL 36467

RETAIL MAP



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