

FOR SALE

114 S. Conner St, Enterprise, AL 36330



Office | 2,548 SF

Well-positioned office building located just one block off Main Street in the heart of downtown Enterprise. Near River Bank & Trust, CrossFit Enterprise, Weevil Play, and a strong mix of local shops, restaurants and daily amenities downtown has to offer. The ±2,548 Sq. Ft. layout offers a functional mix of private offices, conference space, and a breakroom, making it suitable for a variety of professional or service-based users. The building features updated HVAC system (2024) and new exterior paint. Front on-street parking offers convenient access for both employees and clients.

- Prime downtown Enterprise location just off Main Street
- Multiple private offices + conference room + breakroom
- Updated HVAC (2024) & new exterior paint
- Ideal for professional, medical, or service users
- Front on-street parking

OFFERING SUMMARY

SALE PRICE	\$249,500
ZONING	B-2
LOT SIZE	0.29 Acres

Demographics	5 Miles	10 Miles	20 Miles
Total Population:	37,955	57,286	111,064
Average HH Income:	\$95,826	\$93,469	\$84,375

✉ **Shannon Auty**
+1 334 406 1161
sauty@talcor.com

✉ **Kenny Whatley**
+1 334 596 7890
kwhatley@talcor.com

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.

 **NAI TALCOR**
107 Hidden Glen Way
naitalcor.com

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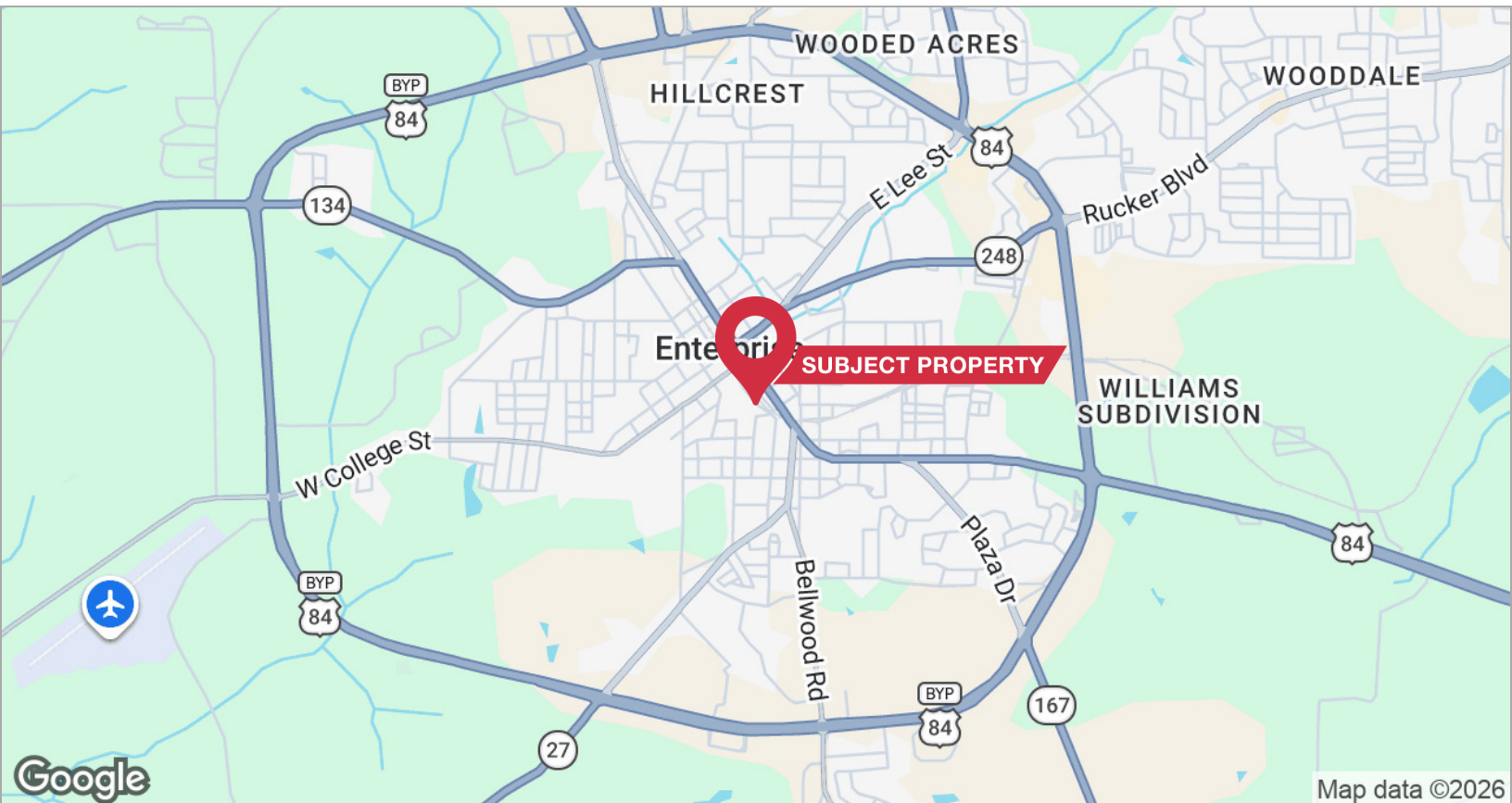
TALCOR

LOCATION MAPS

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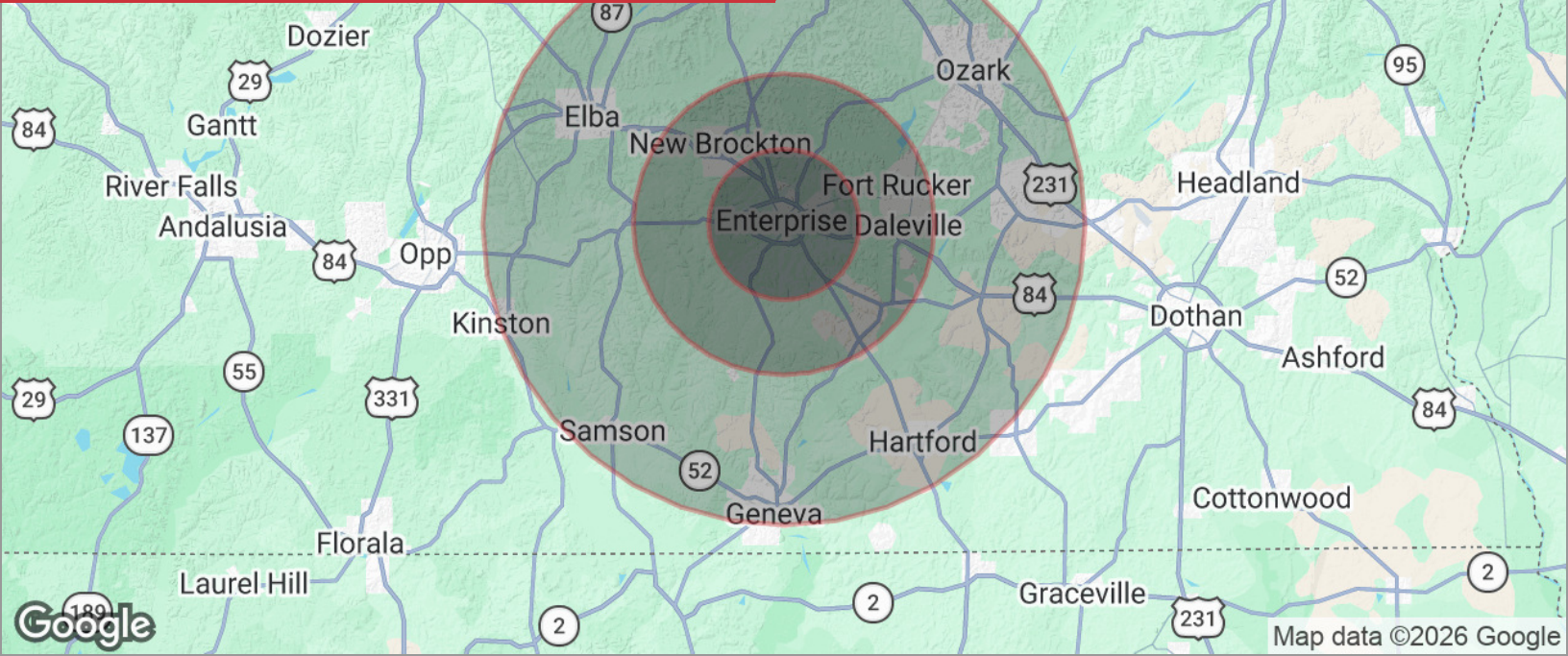
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DEMOGRAPHICS

114 S. Conner St, Enterprise, AL 36330



DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	20 MILES
Total population	37,955	57,286	111,064
Median age	39	38	41
Median age (male)	37	37	39
Median age (Female)	40	39	42
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	15,018	22,572	44,802
# of persons per HH	2.5	2.5	2.5
Average HH income	\$95,826	\$93,469	\$84,375
Average house value	\$237,447	\$216,572	\$200,950

* Demographic data derived from 2020 ACS - US Census

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