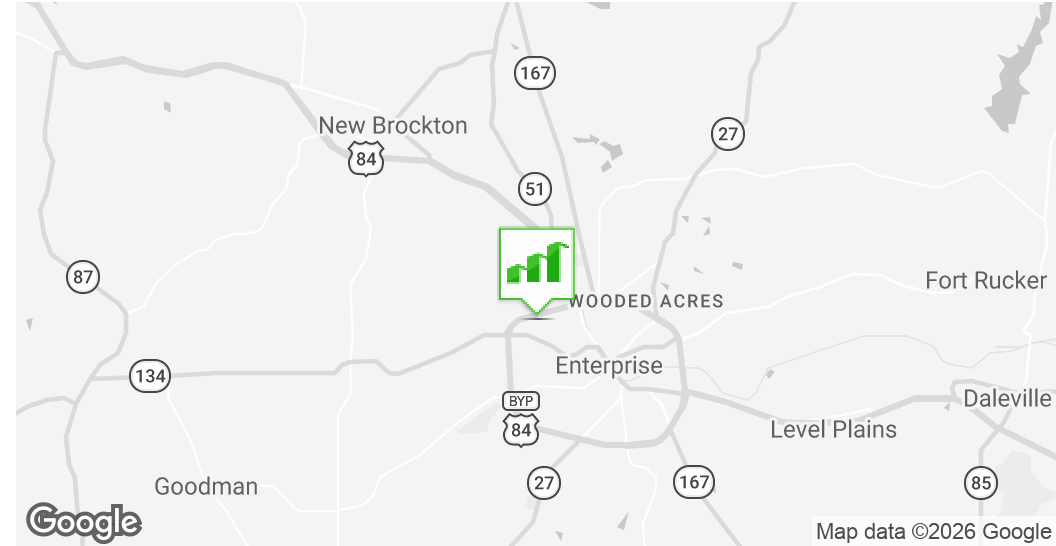


# 2021 BOLL WEEVIL CIR

ENTERPRISE, AL 36330

# FOR LEASE / FOR SALE



## PROPERTY DESCRIPTION

Presenting a remarkable leasing opportunity in Enterprise: a 10,706 SF vacant office building with a flexible layout suitable for a variety of uses. Boasting open workspaces and private offices, this property is ideal for office, medical, retail, or service-based tenants. Located on the high-visibility commercial corridor of Boll Weevil Circle, it offers immediate availability for business owners or investors seeking to establish a strong presence.

## OFFERING SUMMARY

Lease Rate:	Contact Agent
Sale Price:	Contact Agent
Available SF:	± 10,706 SF
Lot Size:	± 3.08 AC
Building Size:	± 10,706 SF

## PERRY PATIÑO

334.531.0125  
ppatino@mcrmpm.com

## PROPERTY HIGHLIGHTS

- 10,706 SF Vacant Office Building – Immediate availability for owner-users or investors ready to lease and maximize returns
- Flexible Layout for Multiple Uses – Configured with open workspace and private offices, suitable for office, medical, retail, or service-based users
- Prime Location on Boll Weevil Circle – High-visibility commercial corridor with steady traffic and strong surrounding business presence
- 15 Minute drive to Fort Novosel (Fort Rucker) - the U.S. Army's primary aviation training installation, supporting over 14,000 active-duty military personnel, 5,000 civilian employees, and tens of thousands of students annually.
- 45 Minute drive to Dothan, AL - the largest nearby city and regional hub for healthcare, shopping, and dining, serving as the primary commercial center of southeast Alabama.

## MOORE COMPANY REALTY

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



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Photos



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## Lease Spaces



### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2021 Boll Weevil Circle	Available	10,706 SF	NNN	Contact Agent

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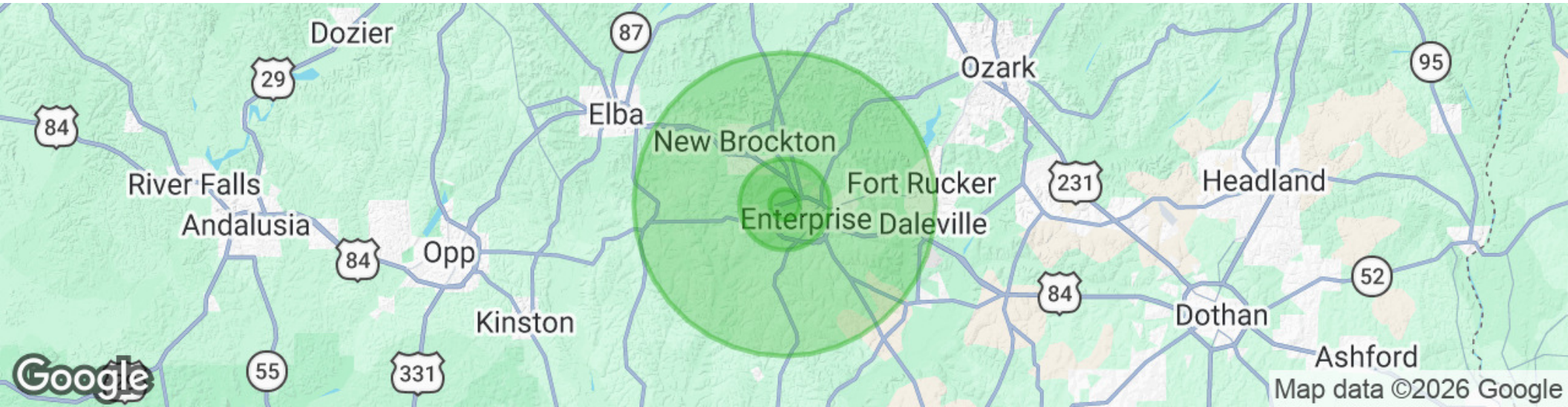
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# 2021 BOLL WEEVIL CIR

ENTERPRISE, AL 36330

## Demographics Map & Report



POPULATION	1 MILE	3 MILES	10 MILES
Total Population	1,222	15,482	49,674
Average Age	32.5	36.6	38.5
Average Age (Male)	29.8	35.0	37.9
Average Age (Female)	34.6	38.0	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	10 MILES
Total Households	408	5,734	19,375
# of Persons per HH	3.0	2.7	2.6
Average HH Income	\$63,201	\$76,307	\$83,490
Average House Value	\$176,272	\$218,446	\$223,247

2023 American Community Survey (ACS)

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**MOORE COMPANY REALTY**

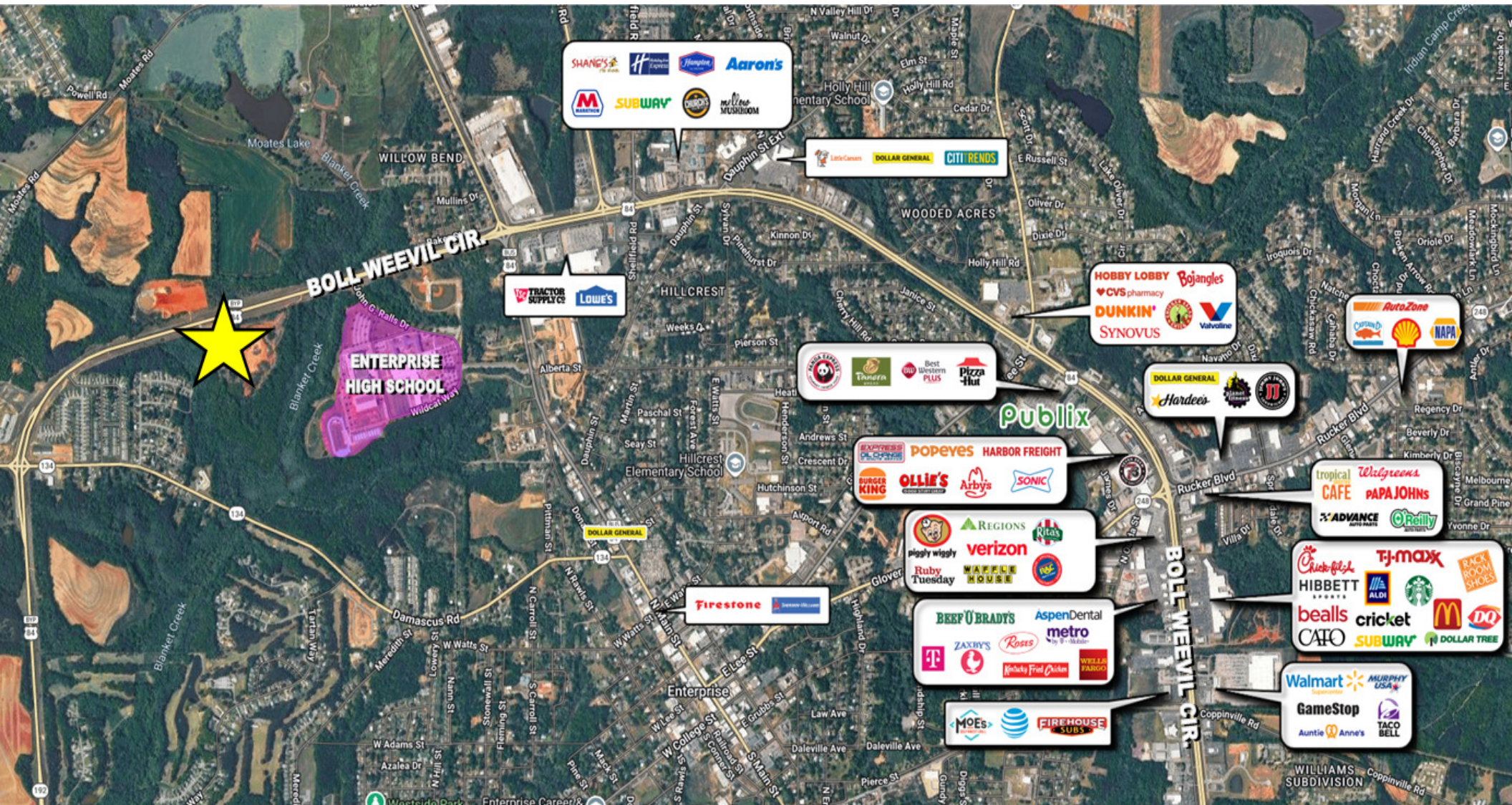
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## Retail Map



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