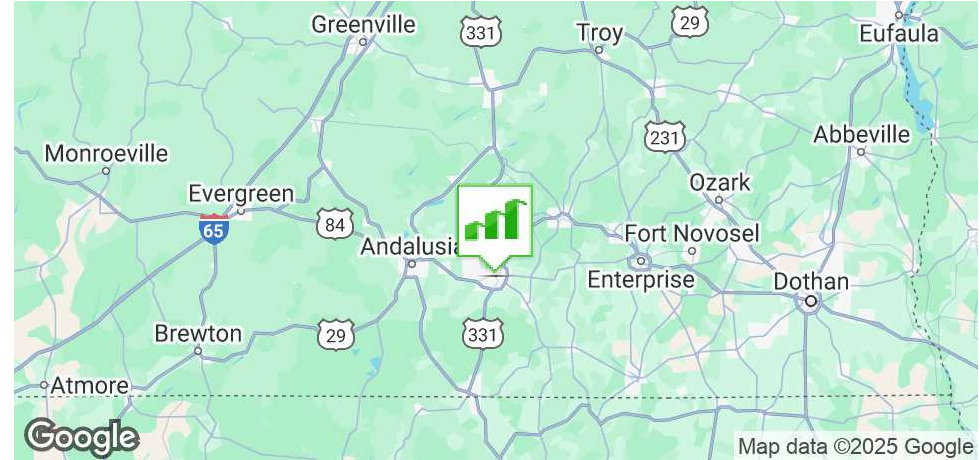


# LEMAR PLAZA

905 E CUMMINGS AVE, OPP, AL 36467

## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$1,900,000
Cap Rate:	9.06%
NOI:	\$172,120
Lot Size:	±9.6 Acres
Year Built:	1970
Building Size:	±73,900
Price / SF:	\$25.71

### 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, SIOR

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MOORE COMPANY REALTY

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334.262.1958 | moorecompanyrealty.com





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AERIAL



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## PHOTOS



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# LEMAR PLAZA

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



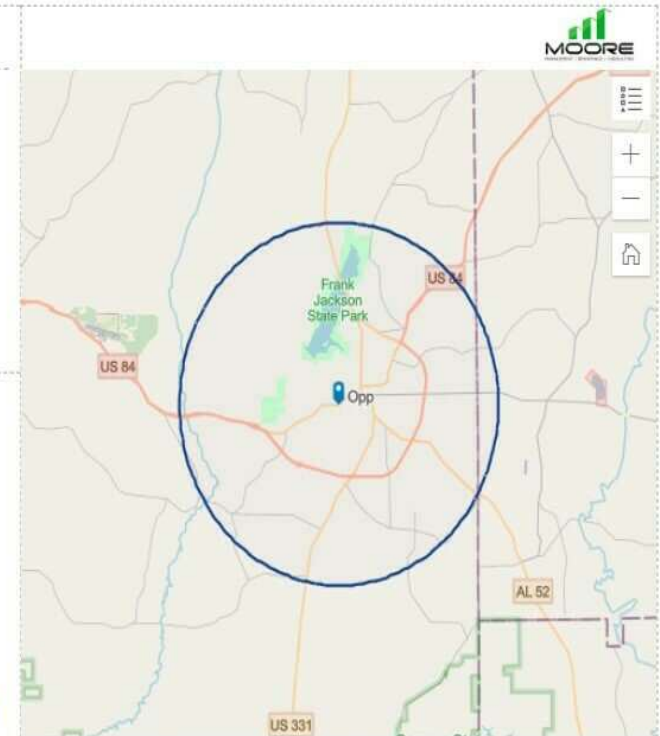
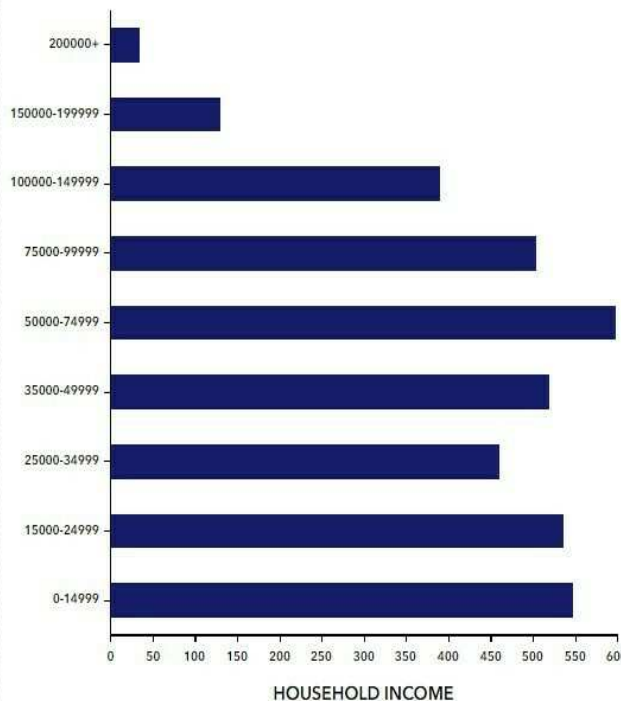
\$24,498

Per Capita Income



\$88,414

Median Net Worth



#### EMPLOYMENT



White Collar

49%



Blue Collar

35%



Services

21%

3.6%

Unemployment Rate

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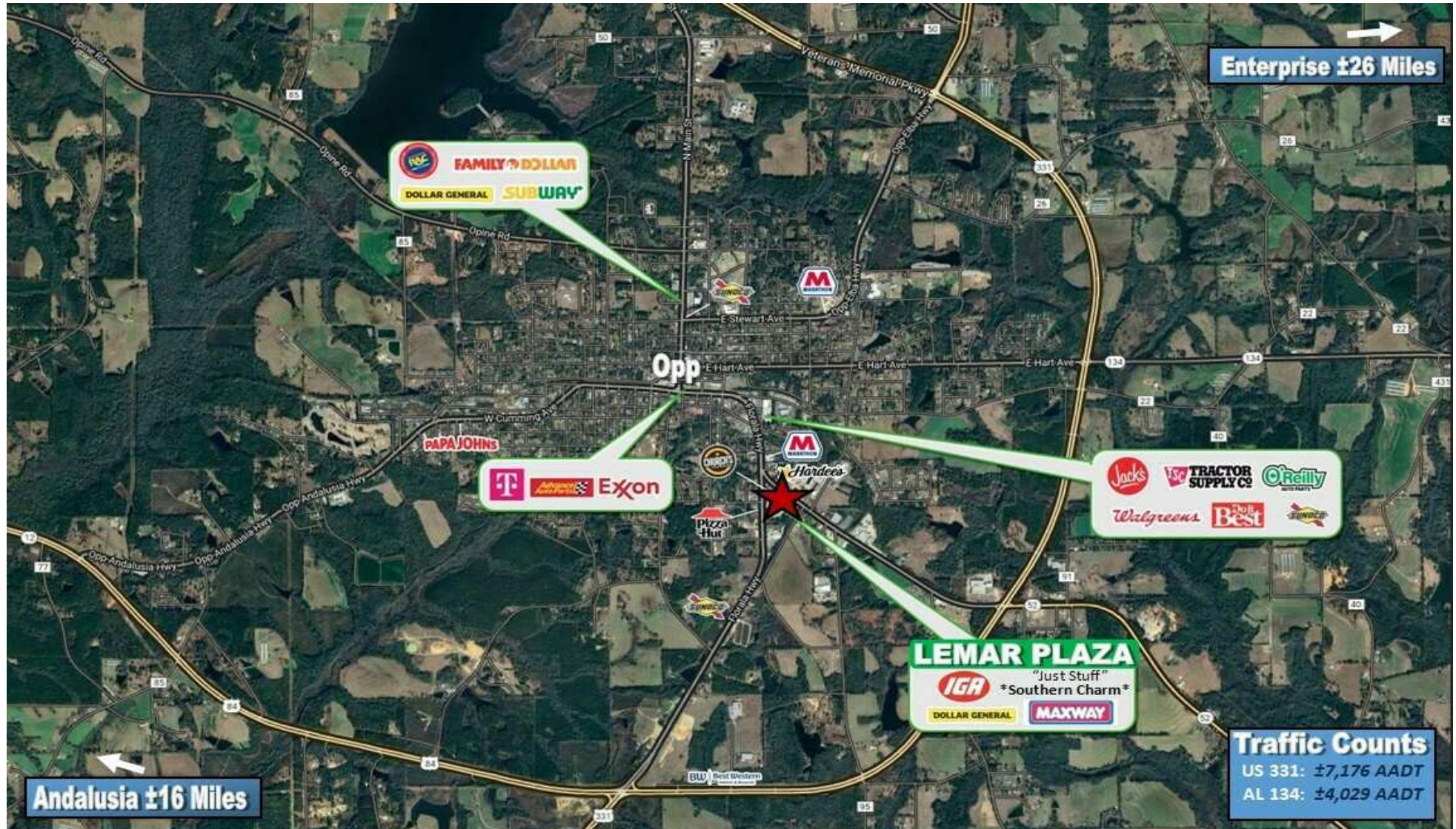




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## RETAIL MAP



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