

2994 CO RD. 4 - 1,935 SF RETAIL/OFFICE | RETAIL PROPERTY FOR SALE  
2994 COUNTYT RD. 4 FITZPATRICK, AL



### OFFERING SUMMARY

Sale Price:	\$135,000
Building Size:	1,935 SF
Available SF:	1,935 SF
Lot Size:	17,859 SF
Price / SF:	\$69.77
Year Built:	2005

### PROPERTY OVERVIEW

Welcome to 2994 County Road 4 in Fitzpatrick, Alabama, just 9 minutes from Marler Road and the Pike Road Town limits. Built in 2005, this 1,935 ± SF property formerly operated as Darnell's Market and Grill and offers a flexible layout suited for a variety of uses. Set on a spacious lot with ample off-street parking, the building features two electrical services perfect for use as a shop. At the rear, a large storage room includes a full bathroom, offering the potential for an owner/operator to live on-site. With easy access to Montgomery and located in a region known for trophy deer, turkey, and small game, this property is ideal for a convenience store with gas, a deer processing or hunting camp business, a farmer's equipment shop, a hardware or feed store, or a rustic residence with commercial potential. Whether you're looking to launch a new business or create a unique live-work setup, this property offers the space and flexibility to make it happen. Let your imagination lead the way. For more information, contact Paul Hodges at 334-315-1382.

### PROPERTY HIGHLIGHTS

- Large rear storage room includes a full bathroom—potential for on-site living
- Located just 9 minutes from Marler Road and the Pike Road Town limits, with easy access to Montgomery
- Situated in a popular hunting region known for deer, turkey, and small game
- Ideal for various uses: convenience store with gas, hunting camp or processing business, farm supply or hardware store, or rustic live/work setup

**PAUL HODGES**  
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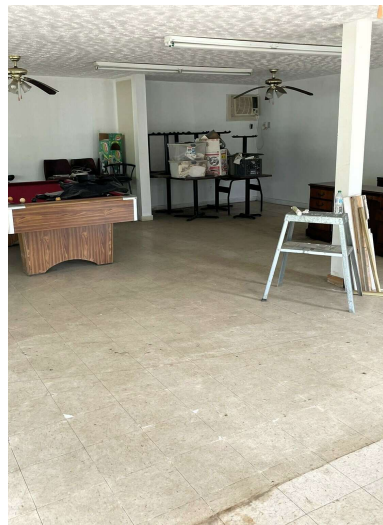
**THE RIGHT PLACE.  
THE RIGHT SPACE.**

\*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.



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## ADDITIONAL PHOTOS



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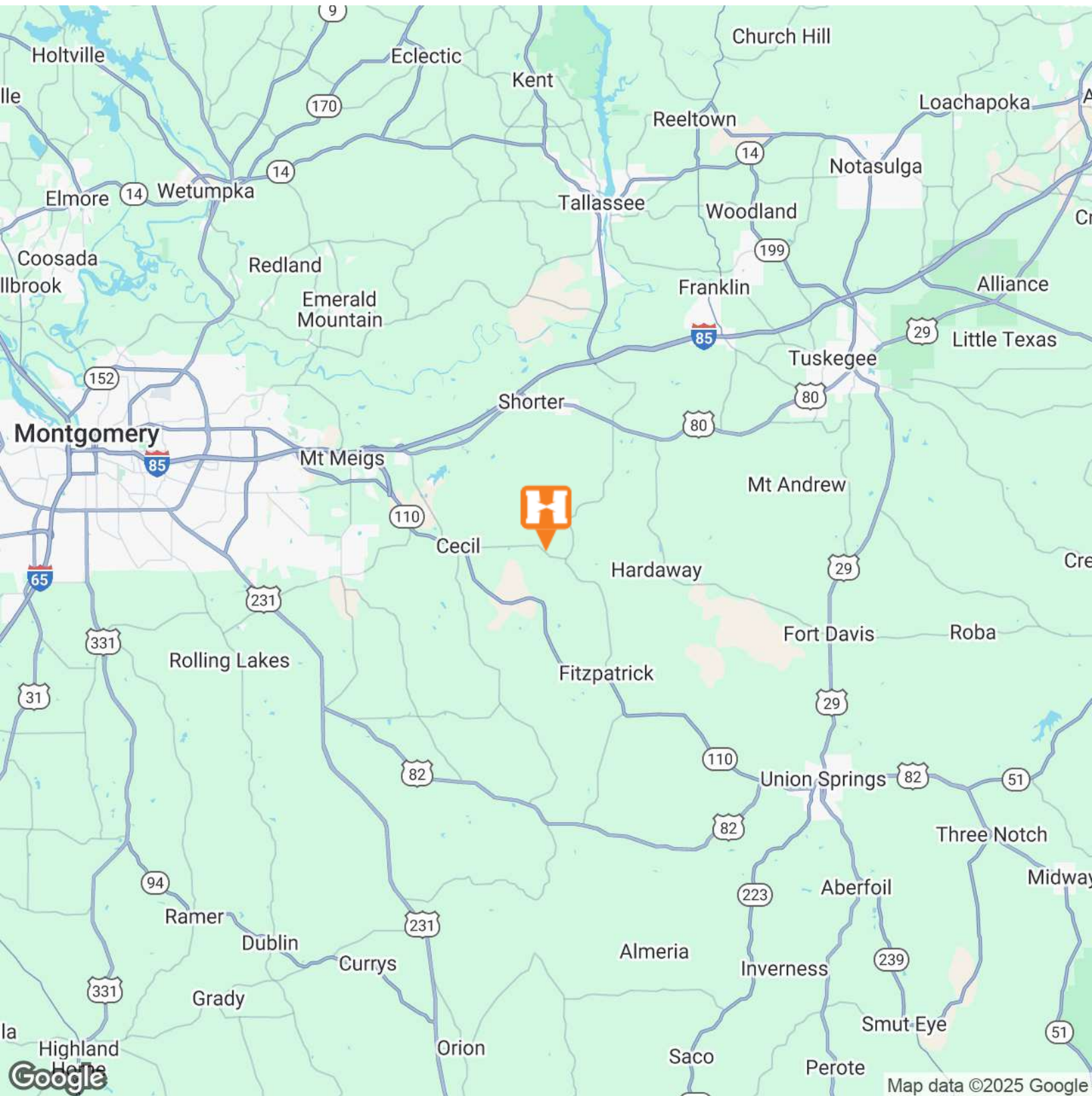
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# LOCATION MAP



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# AERIAL MAP



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

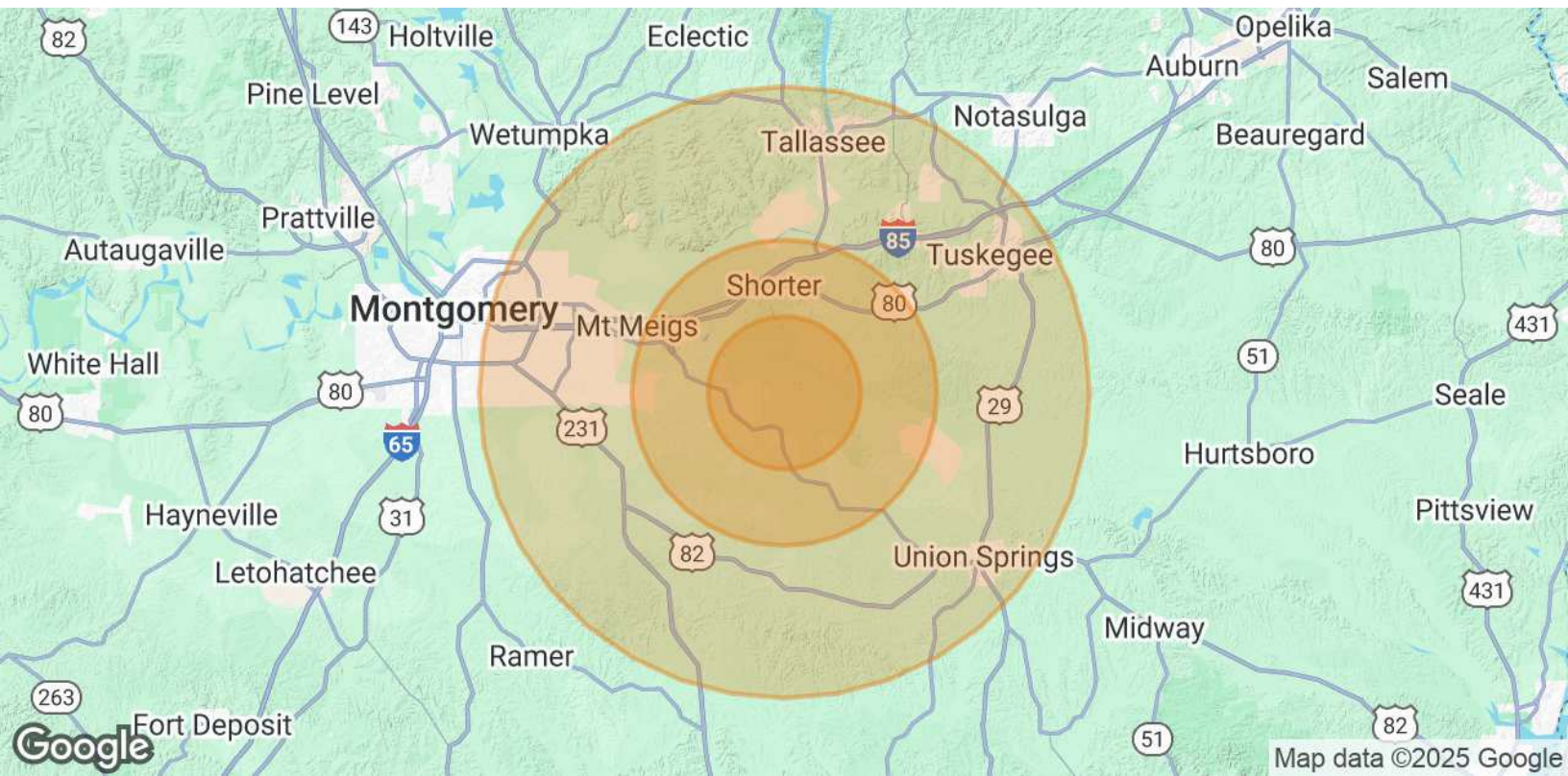
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## DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	20 MILES
Total Population	997	16,531	199,142
Average Age	44	39	40
Average Age (Male)	43	38	38
Average Age (Female)	44	40	41

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	396	5,989	81,323
# of Persons per HH	2.5	2.8	2.4
Average HH Income	\$128,392	\$122,401	\$82,728
Average House Value	\$419,660	\$377,947	\$230,248

Demographics data derived from AlphaMap