

# FOR SALE

218 S. Main St, Enterprise, AL 36330



## Retail | 4,328 SF

Excellent central downtown location on Main Street. The existing structure is 4,328 Sq. Ft. with a mix of retail/office space and warehouse in the rear, added in 2011. The sale includes a pre-development package for this site with development assets and significant groundwork already completed for a 2-story mixed-use building. Alternatively, buyers have the flexibility to revise plans or utilize the existing structure as-is or for an alternate project.

- Located near the Boll Weevil Monument and next to Weevil Play. Across from First Methodist Church
- Thriving area of downtown Enterprise with many boutiques, cafes and amenities nearby
- Pre-development package included in the sale for a proposed mixed-use building and includes:
- Architectural plans/development drawings, City-approved permits, agreements, tax incentives
- Easement drafts for 2-way street, 7 off-street parking spaces and underground infrastructure (water, sewer, power lines funded by the city) Surveys, civil engineering work & more

### OFFERING SUMMARY

<b>SALE PRICE</b>	\$380,000
<b>ZONING</b>	B-2
<b>BUILDING SIZE</b>	4,328 SF
<b>LOT SIZE</b>	0.23 Acres

Demographics	5 Miles	10 Miles	20 Miles
Total Population:	37,830	57,286	111,064
Average HH Income:	\$95,917	\$93,469	\$84,375

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**NAI TALCOR**  
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DEEPLY ROOTED. EVER RISING.

DOWNTOWN ENTERPRISE, ALABAMA

JOIN US

Boll Weevil Monument



Proposed Redevelopment: Building Concept



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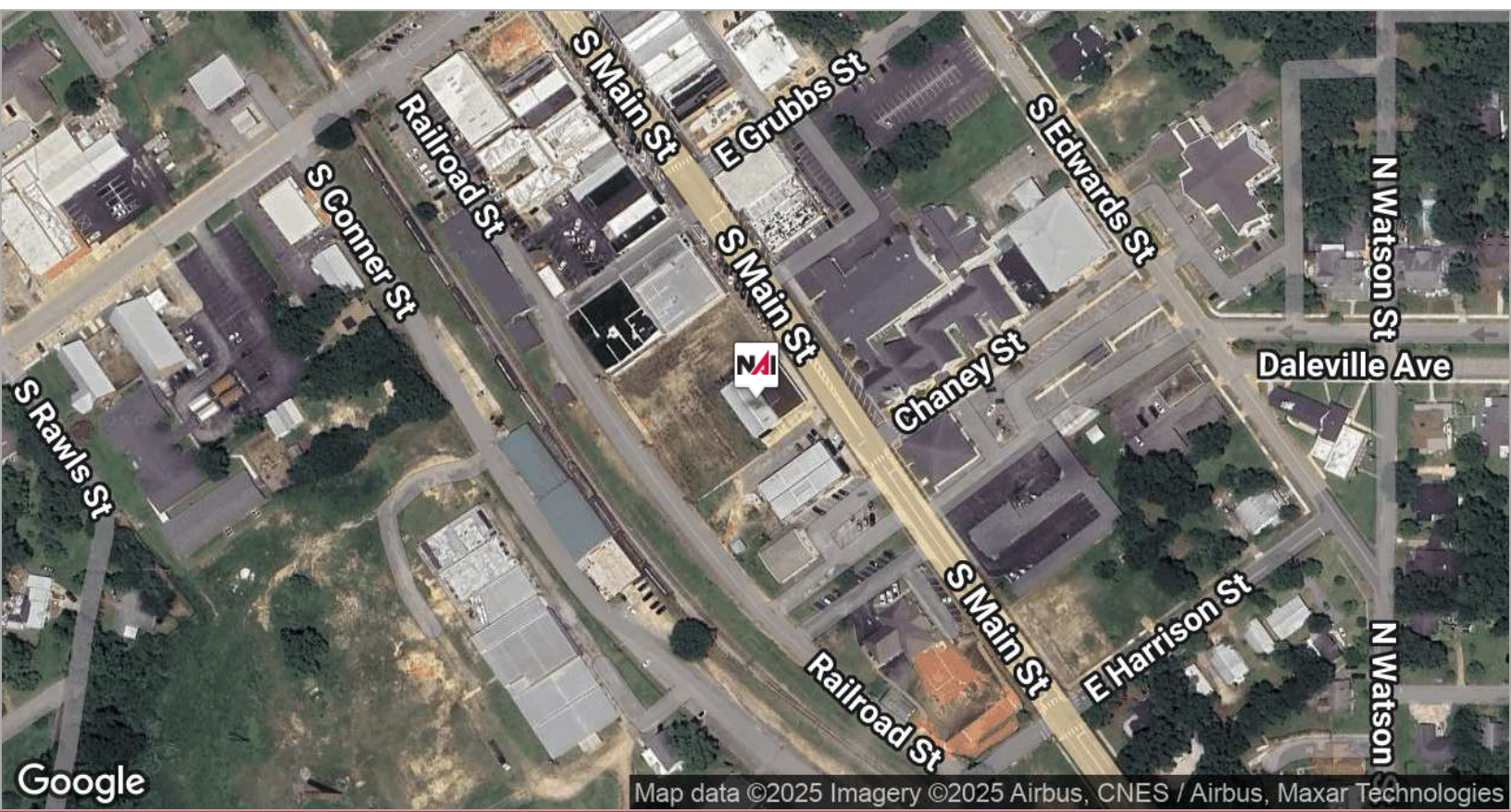
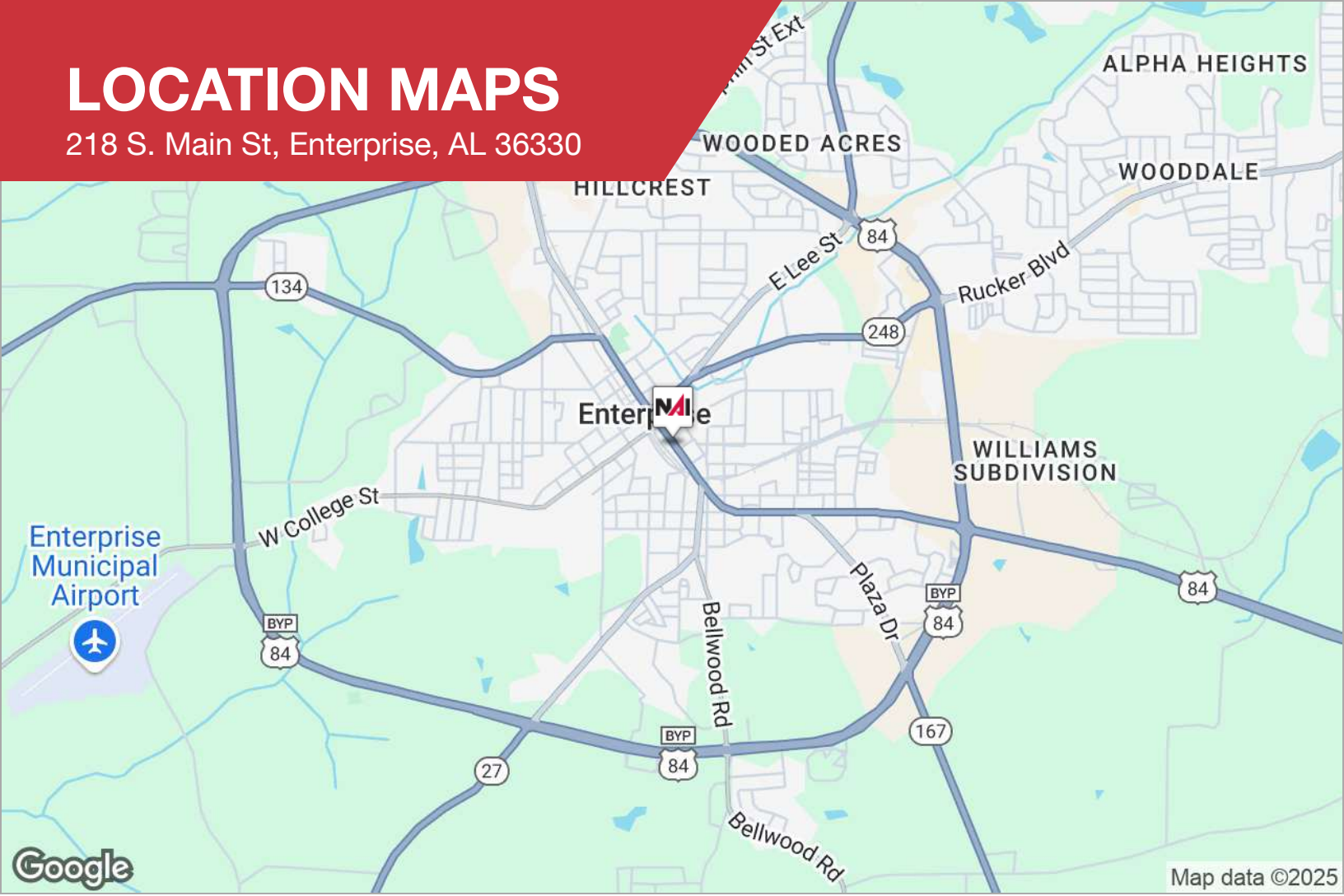
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**NAITACOR**

# LOCATION MAPS

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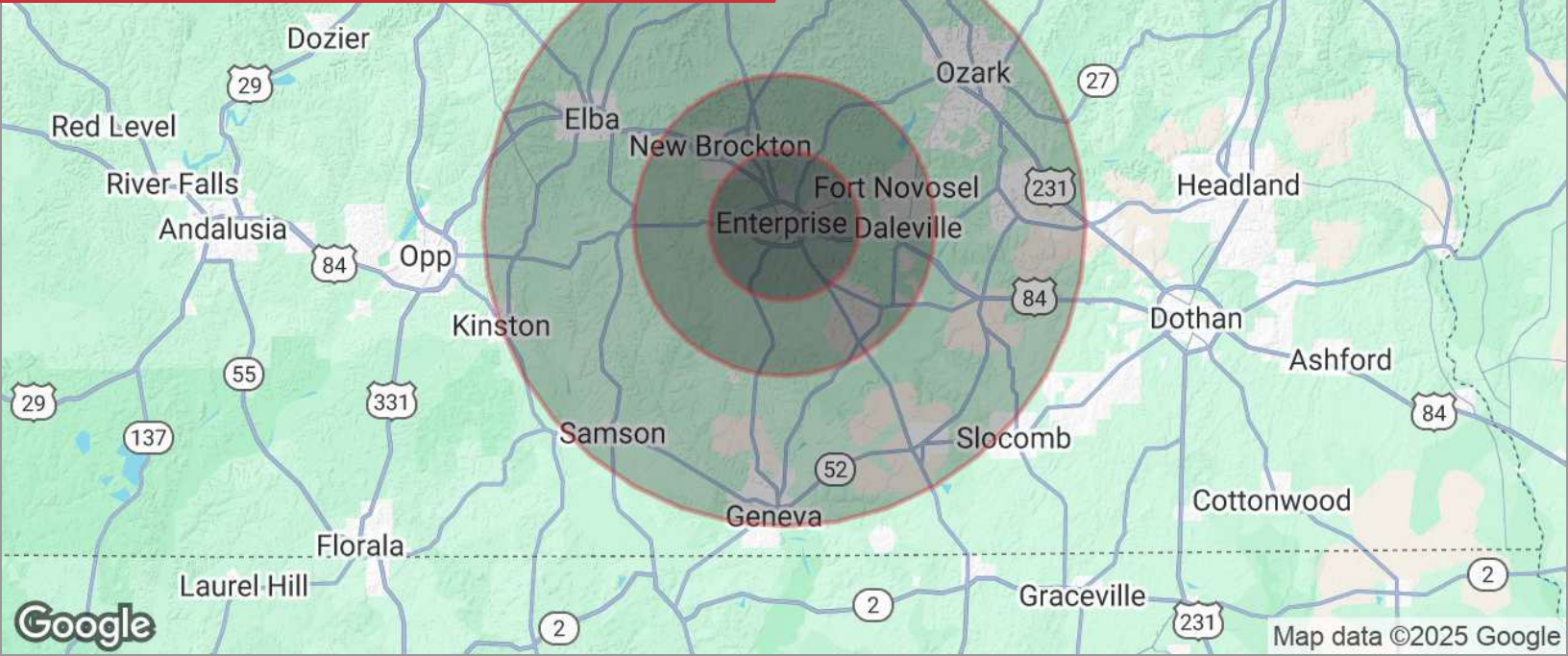
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# DEMOGRAPHICS

218 S. Main St, Enterprise, AL 36330



## DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	20 MILES
Total population	37,830	57,286	111,064
Median age	38	38	41
Median age (male)	37	37	39
Median age (Female)	40	39	42
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	14,964	22,572	44,802
# of persons per HH	2.5	2.5	2.5
Average HH income	\$95,917	\$93,469	\$84,375
Average house value	\$237,606	\$216,572	\$200,950

\* Demographic data derived from 2020 ACS - US Census

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