

FOR SALE

1275 James Drive Enterprise, AL 36330

NAI TALCOR



Medical Building | 9,298 SF

Attractive 3-unit medical office building constructed in 2005. Suites A & C are vacant, great fit for owner/user & investment potential. Located in a medical related park on James Drive just off Boll Weevil Circle. Conveniently located near Publix Shopping Center, pharmacies and various retail & restaurants.

- Ste. A: 4,700 SF | B: 2,600 SF | C: 1,990 SF
- Just off Boll Weevil Cir (34,612 VPD)
- Located in medical-related park with SE Health Enterprise Clinic and Enterprise Therapy Center
- Near Publix Shopping Center, pharmacies, various retail and restaurants
- Corner Location

OFFERING SUMMARY

SALE PRICE	\$749,000
BUILDING SIZE	9,298 SF
LOT SIZE	0.875 Acres

Demographics	5 Miles	15 Miles	30 Miles
Total Population:	35,604	77,033	241,355
Average HH Income:	\$63,094	\$57,685	\$53,942

VIRTUAL TOUR STE. A

✉ **Kenny Whatley**
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✉ **Shannon Auty**
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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.

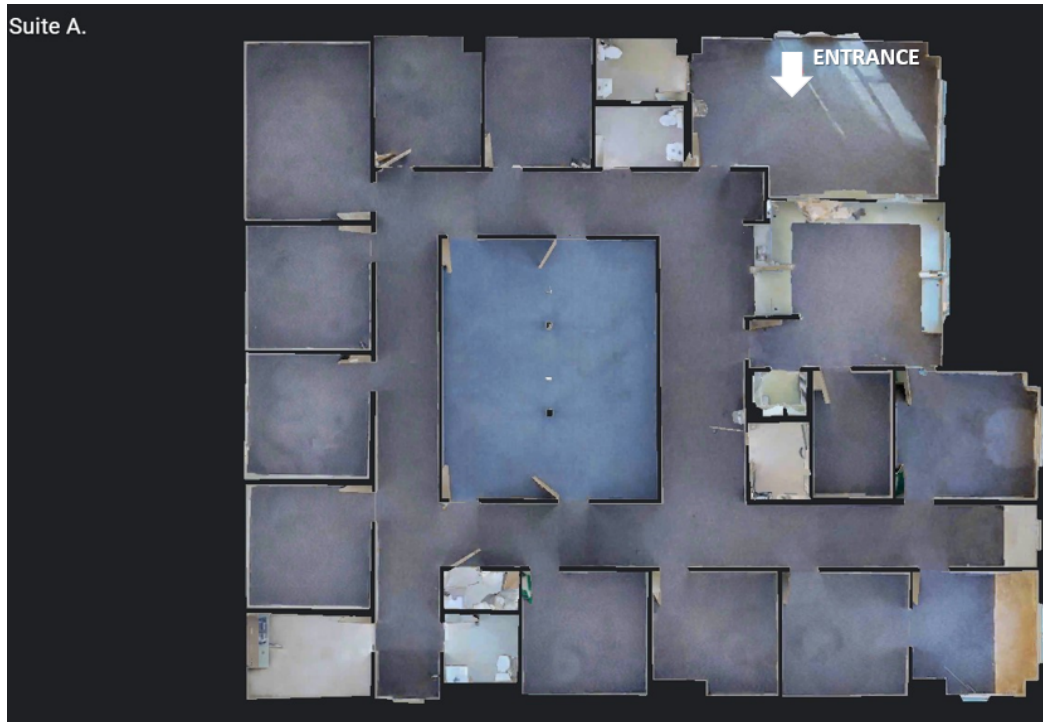


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107 Hidden Glen Way
talcort.com

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Suite A.



Suite C



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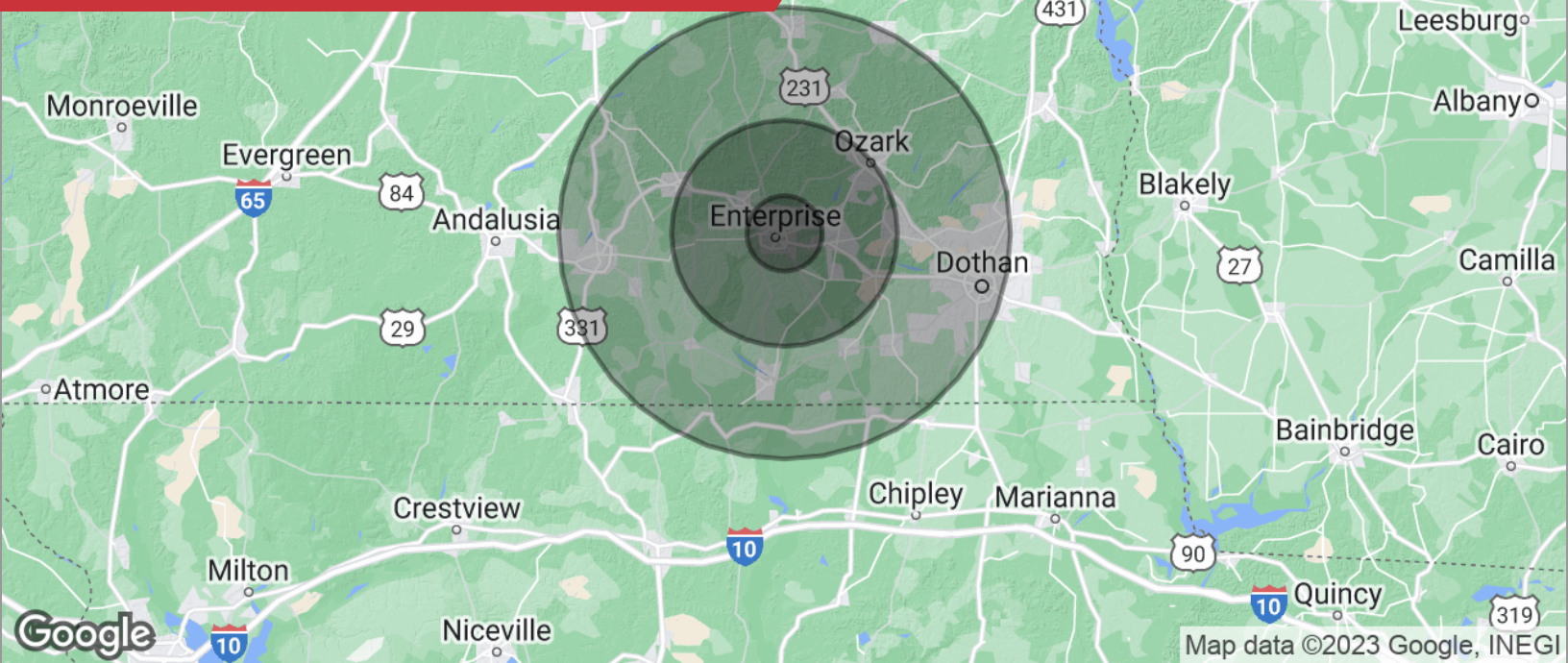
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DEMOGRAPHICS

POPULATION	5 MILES	15 MILES	30 MILES
Total population	35,604	77,033	241,355
Median age	36.0	38.3	40.4
Median age (male)	35.5	37.6	38.4
Median age (Female)	37.7	39.6	42.2
HOUSEHOLDS & INCOME	5 MILES	15 MILES	30 MILES
Total households	15,420	34,480	111,334
# of persons per HH	2.3	2.2	2.2
Average HH income	\$63,094	\$57,685	\$53,942
Average house value	\$163,137	\$139,627	\$131,959

* Demographic data derived from 2020 ACS - US Census

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