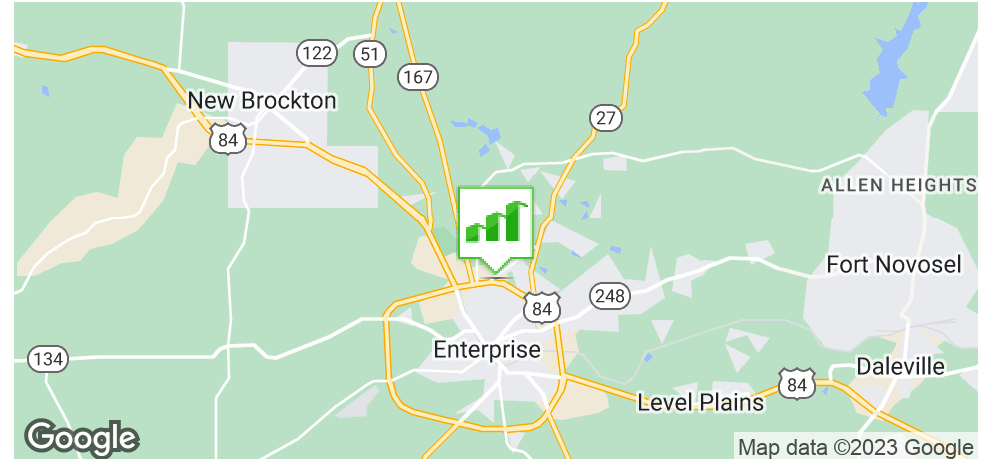


# DAUPHIN PLAZA SHOPPING CENTER

1032 BOLL WEEVIL CIRCLE, ENTERPRISE, AL 36330

## Executive Summary



### OFFERING SUMMARY

Sale Price:	Contact Agent
Lot 1:	1.07 Acres SOLD
Lot 2:	0.86 Acres SOLD
Lot 3:	1.74 Acres
Shopping Center Building Size:	86,260
Renovated:	2019
Zoning:	Commercial
Price / SF:	Contact Agent

### PROPERTY HIGHLIGHTS

- Rare Opportunity for Outparcels
- Lot 1: 1.07± Acres SOLD
- Lot 2: 0.86± Acres SOLD
- Lot 3: 1.74± Acres (Hotel Site)
- Adjacent to the newly renovated Dauphin Plaza
- Good Tenants Mix: Grocery Advantage, Dollar General, Little Caesar's Pizza and Edward Jones
- Daily Traffic Counts HWY 84 19,300±
- 0.3± from Highway 84
- 0.9± from Main St.
- 8.8± from Fort Rucker Army Base



### GENE CODY, CCIM

334.386.2441  
gcody@mcrmpm.com

### MOORE COMPANY REALTY

312 Catoma St #200, Montgomery, AL 36104  
334.262.1958 | moorecompanyrealty.com

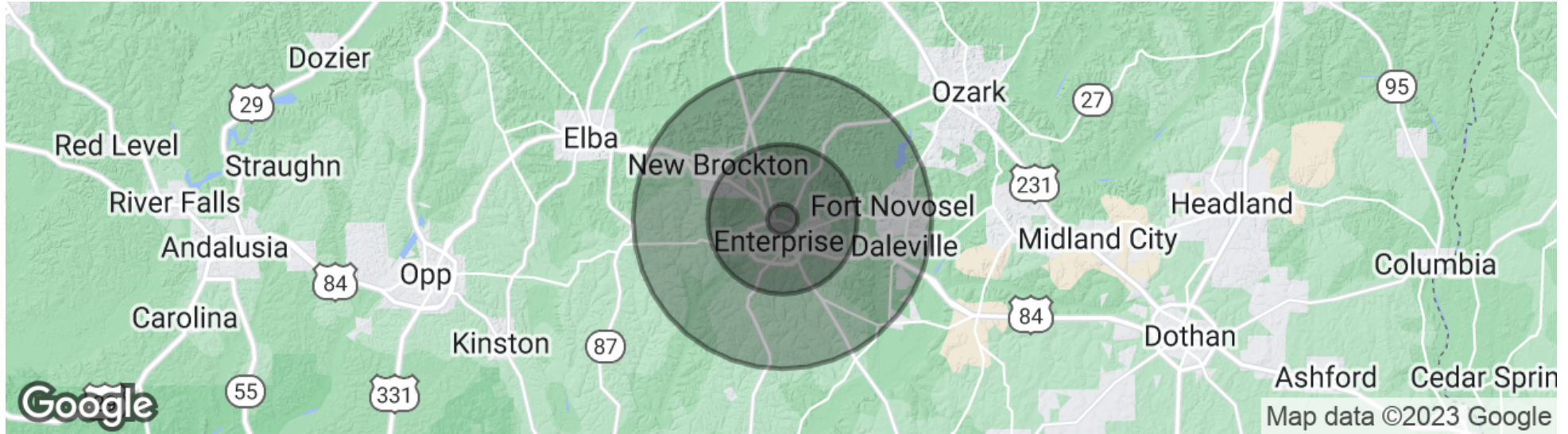




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## Demographics Map & Report



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,589	36,255	55,657
Average age	41.3	36.5	35.3
Average age (Male)	37.8	33.6	33.8
Average age (Female)	39.6	37.6	37.6

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,889	14,079	21,436
# of persons per HH	2.42	2.56	2.56
Average HH income	\$72,230	\$67,789	\$66,490
Average house value	\$206,330	\$136,335	\$140,691

\* Demographic data derived from 2020 ACS - US Census

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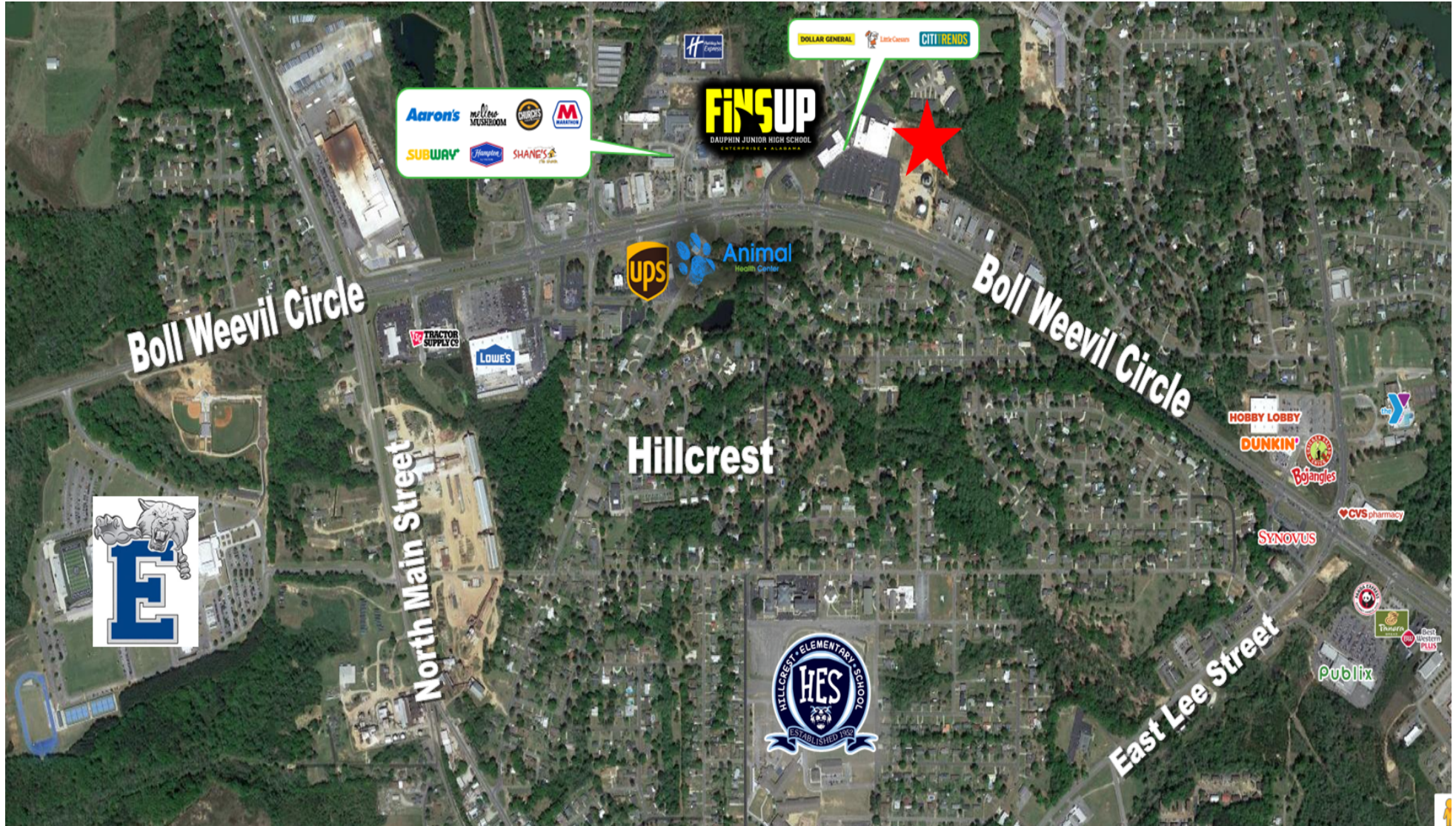




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Retail Map



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