

800 ANDREWS AVENUE

OZARK, AL 36360

Executive Summary



OFFERING SUMMARY

Sale Price: \$400,000

Lot Size: 0.96 Acres

Year Built: 2011

Building Size: 11,691

Zoning: Commercial

Price / SF: \$34.21

PROPERTY HIGHLIGHTS

- Great Neighborhood Shopping Center
- With excellent visibility and parking
- The US Army, Lockheed Martin, CAE, and Michelin Tires have a major presence in the area. Agriculture and power equipment manufacturing are also major regional industries.
- 0.6± Miles from Highway 231
- 1.5+ Miles from Downtown Ozark, AL
- 2.9± Miles from Alabama Aviation College
- 8.0± Miles from Fort Rucker U.S. Army Aviation Center for Excellence
- 23.3± Miles away from Dothan, AL



JON MASTERS, CCIM

334.387.2724
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MOORE COMPANY REALTY

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

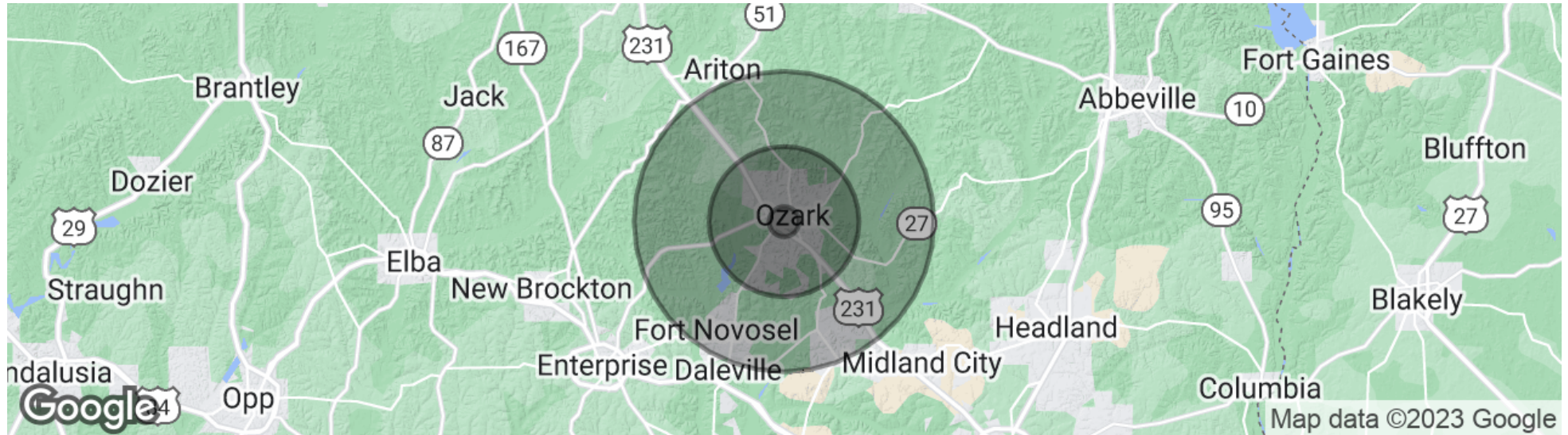
SITE SOURCE
REAL ESTATE NETWORK

MOORE
MANAGEMENT | BROKERAGE | CONSULTING

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Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,495	16,314	28,185
Average age	38.3	40.7	37.9
Average age (Male)	35.0	38.2	36.1
Average age (Female)	41.7	43.9	40.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,468	6,772	10,954
# of persons per HH	2.2	2.4	2.6
Average HH income	\$34,909	\$53,767	\$57,286
Average house value	\$148,364	\$139,828	\$129,656

* Demographic data derived from 2020 ACS - US Census

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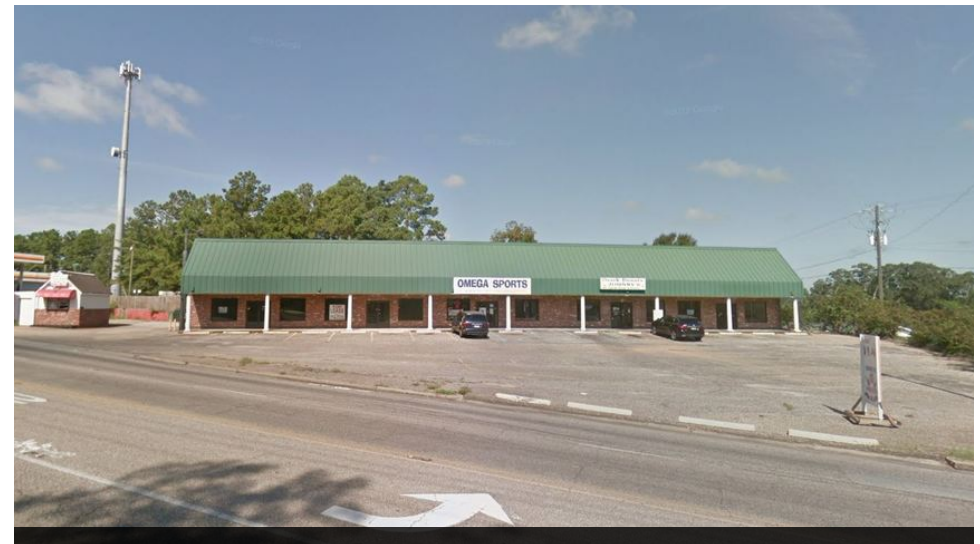
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Additional Photos



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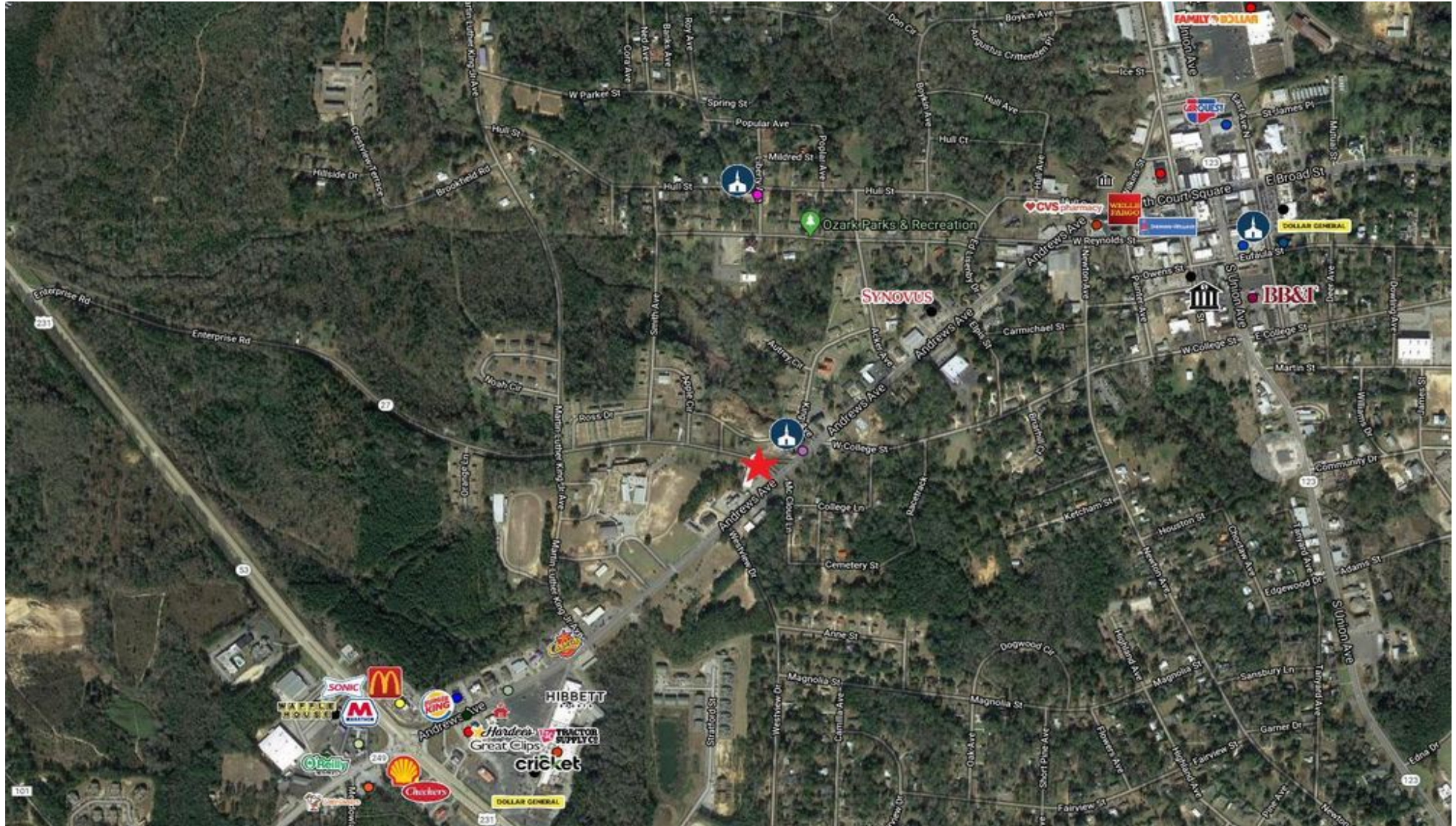
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Retail Map



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