

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$850,000
Lease Price:	\$3,500 per month
Building Size:	2,880 SF
Available SF:	2,880 SF
Lot Size:	10 Acres
Price / SF:	\$295.14
Year Built:	2000
Zoning:	B-2

## PROPERTY OVERVIEW

4040 Northern Blvd. is a 10-acre parcel with 108' of road frontage on the Northern Boulevard where traffic counts are 23,458 (ALDOT 2022). This property has a sign visible to the boulevard, ONE 3,750 SF metal shed, ONE 2,880 SF metal building with 18' ceilings, one 27' x 30' shed, and ONE 1,400 SF Manufactured Home. This property is currently zoned B-2 and permitted for Class A,B, & C uses as listed below.

"A" Stores selling food, general merchandise, apparel, furniture, housewares and household wares, drugs and sundries, jewelry, gift items, flowers and sporting goods, and similar types; small dry cleaning and laundry pickup stations, barber shops and beauty shops, shoe repair, offices, banks, post offices and similar services.

"B" Automobile filling station\*, drive-in eating places, motels, automobile repair.

"C" Any retail or wholesale business or services not specifically restricted herein, places of amusement and assembly, hotels, outdoor advertising structures.

Option to rezone available. For more information or to schedule your showing contact Mickey Phillips at 334-312-1100.

## PROPERTY HIGHLIGHTS

- 108' of road frontage on Northern Boulevard
- Signage visible to Northern Boulevard
- 10 acres with a gated entrance
- Several structures on site



4040 NORTHERN BLVD. | COMMERCIAL PROPERTY FOR SALE

# PHOTOS



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334.315.1382

**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.



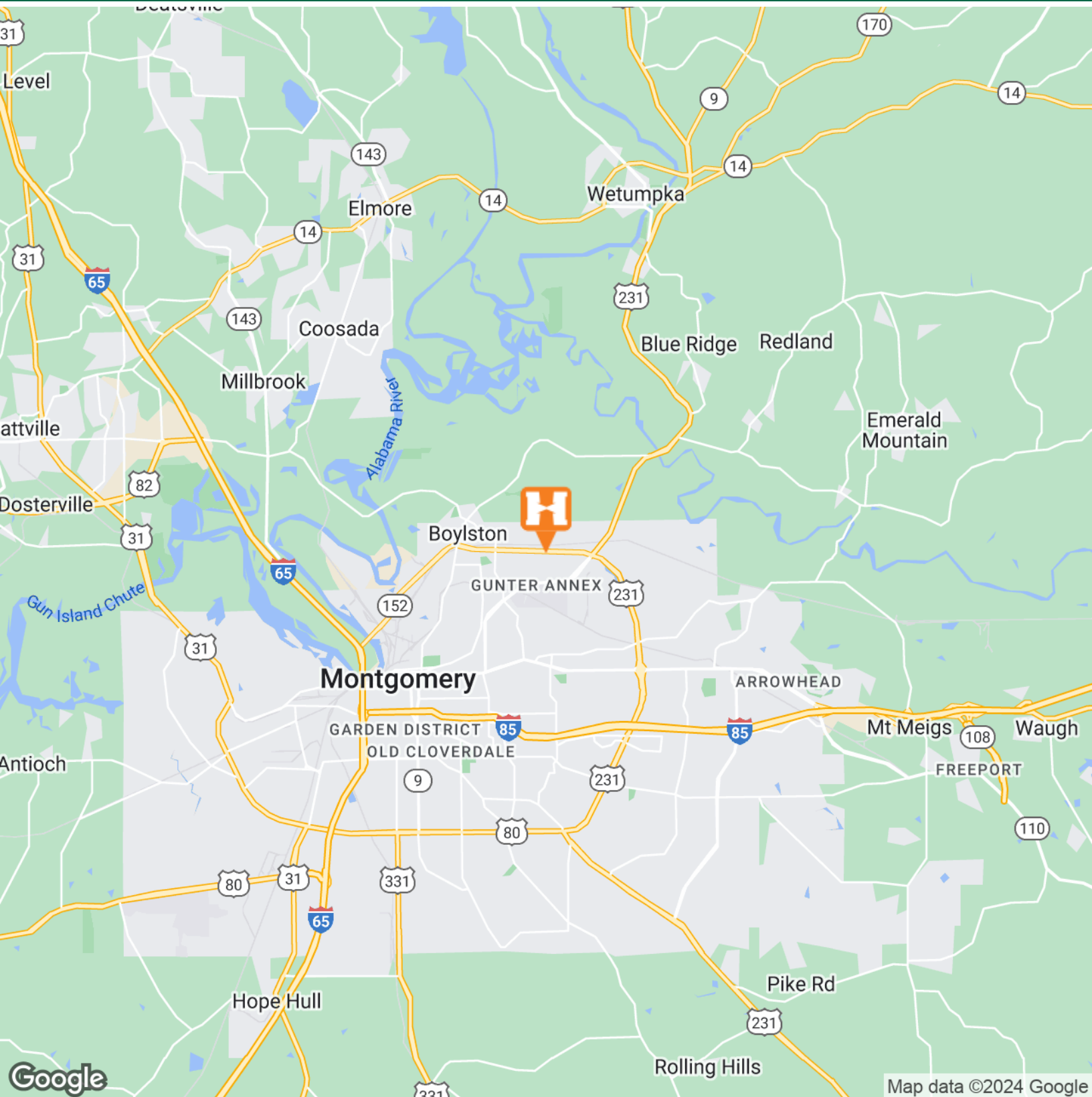
4040 NORTHERN BLVD. | COMMERCIAL PROPERTY FOR SALE

# LOCATION MAP



# Hodges

Commercial Real Estate



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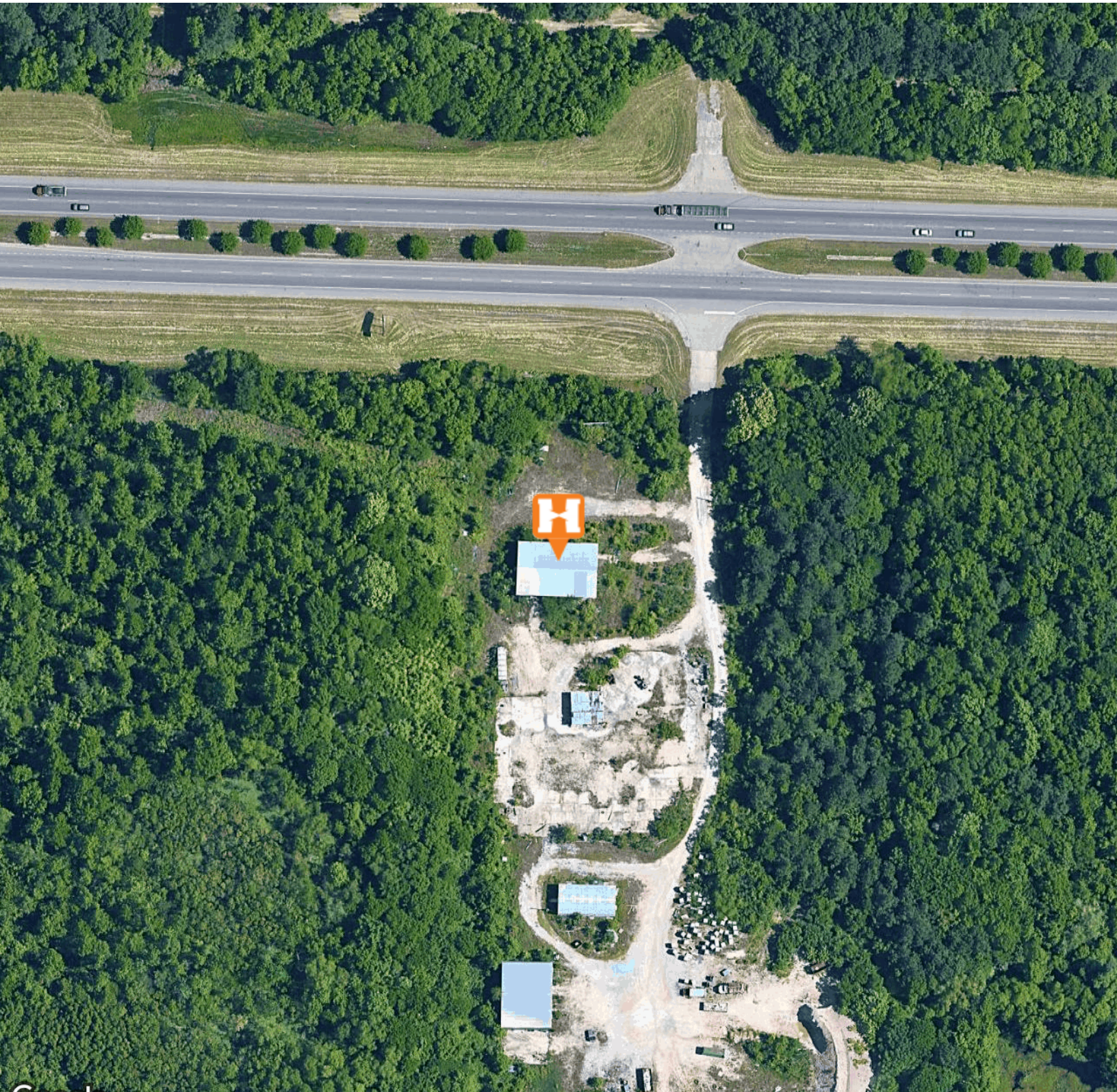
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# AERIAL MAP



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4040 NORTHERN BLVD. | INDUSTRIAL PROPERTY FOR SALE

# LEASE SPACES



## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,880 SF	Lease Rate:	\$3,500.00 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4040 Northern Blvd. - Commercial Acreage & Metal Buildings	Available	2,880 SF	Modified Gross	\$3,500 per month	-

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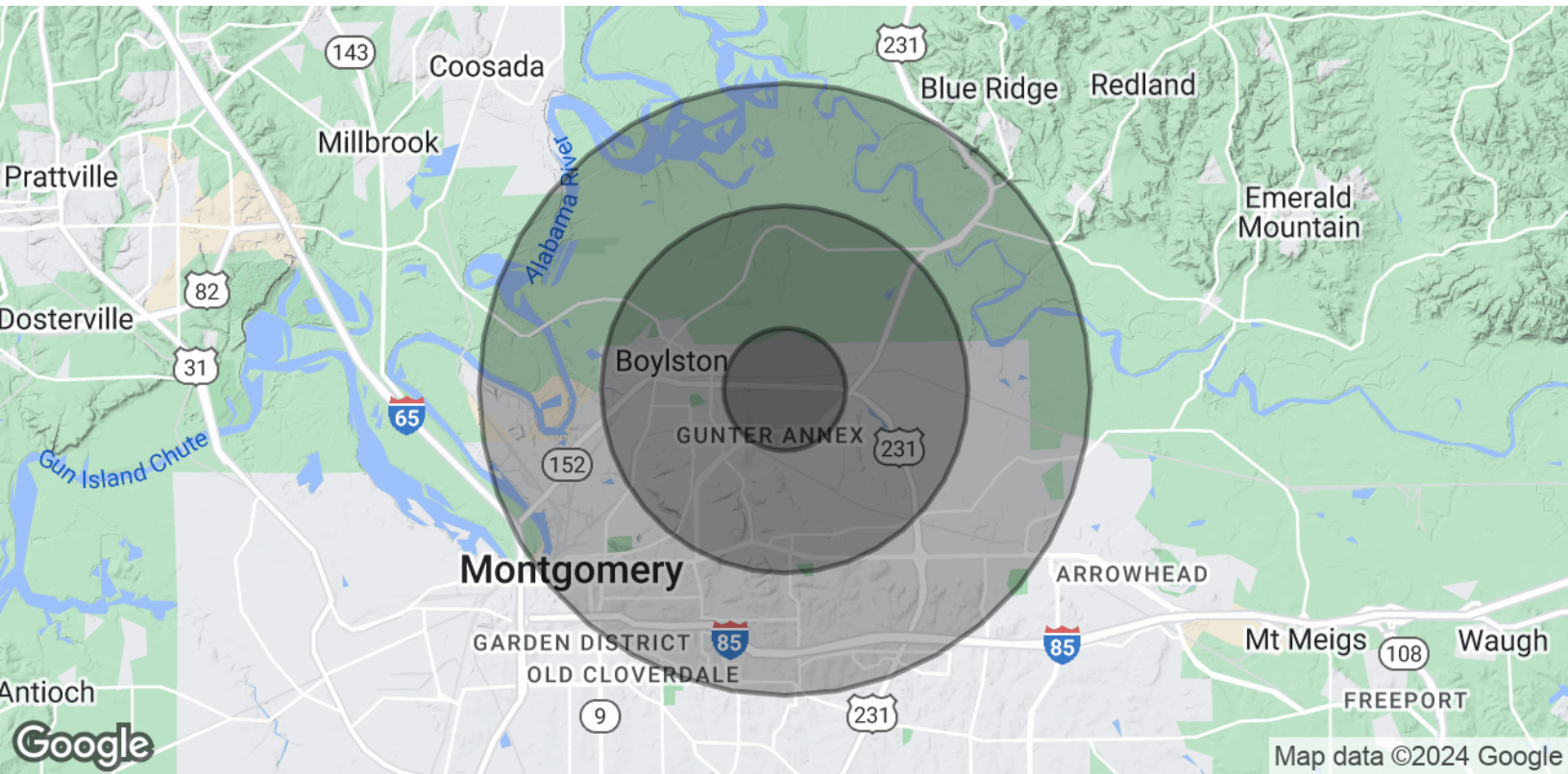
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,392	29,617	74,493
Average Age	30.8	38.1	35.7
Average Age (Male)	27.7	35.2	33.6
Average Age (Female)	36.1	40.7	38.0

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	491	13,300	33,792
# of Persons per HH	2.8	2.2	2.2
Average HH Income	\$76,664	\$53,888	\$53,775
Average House Value	\$61,838	\$100,931	\$110,544

\* Demographic data derived from 2020 ACS - US Census

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