

EXECUTIVE SUMMARY



OFFERING SUMMARY

Building & 1/2 acre Lease Rate:	\$3,000.00 per month
Building Size:	3,020 SF
Ground Lease Rate:	\$1,500 per month
Ground Lease Size:	1 acre
Year Built:	1984
Zoning:	M-1

PROPERTY OVERVIEW

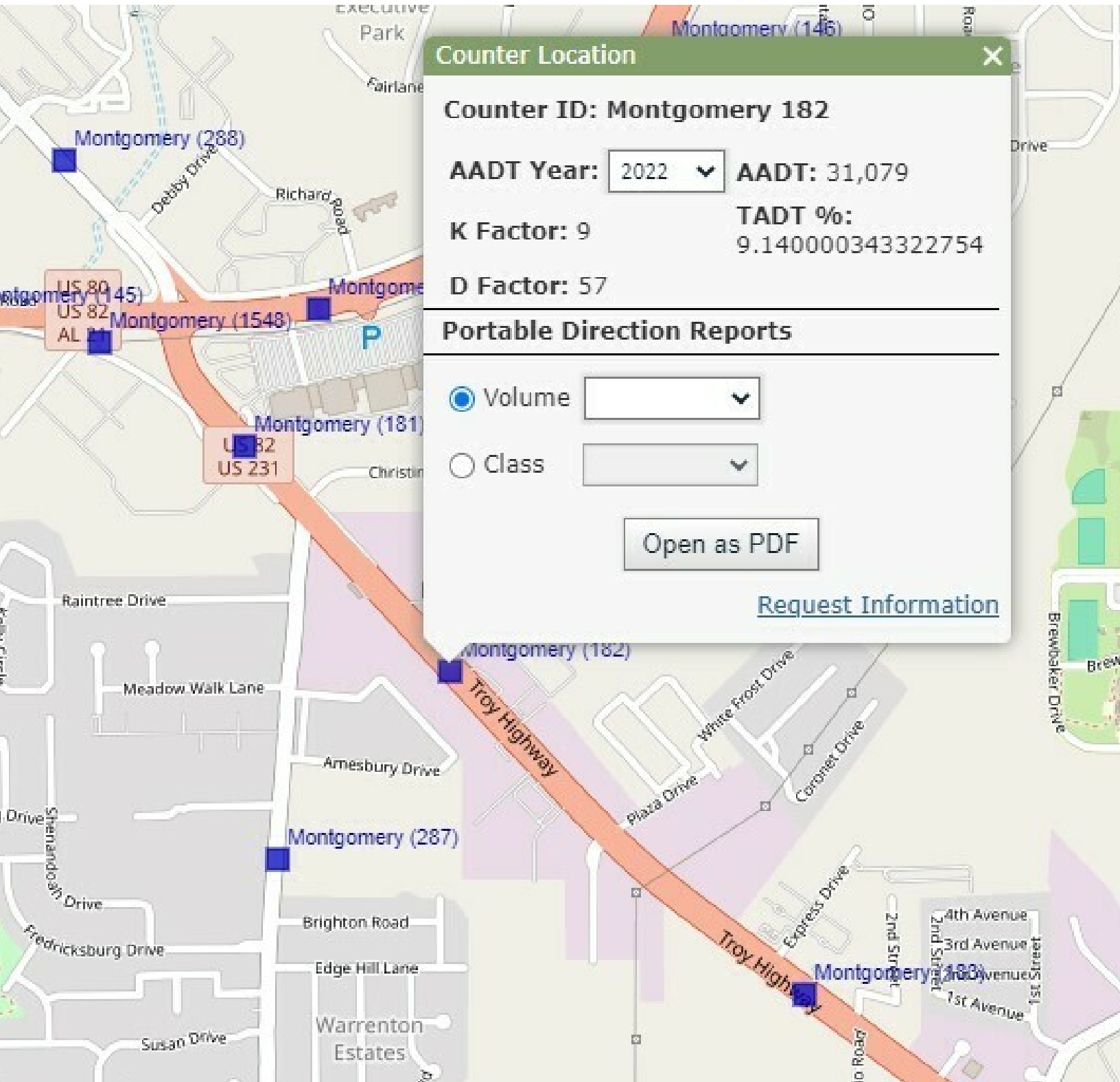
4161 Troy Highway is a 3,020 SF building with TWO 10' x 10' overhead roll-up doors and TWO 10' x 8' overhead roll-up doors available for \$3,500 per month. Extra 1 acre lot available for \$1,500 per month. Property is zoned M-1 for light industrial. Best uses would be Class "A" Light industrial operations not obnoxious, offensive, or detrimental to neighboring property by reason of dust, smoke, vibration, noise, odor, or effluents; and including the following types of businesses or industry: ice cream plants and creameries; cold storage plants, ice plants, bottling and central distribution plants; baking plants; textile mills; dyeing plants; warehouses; large dry cleaners and laundries; trucking terminals and similar types; quarters for a watchman. Other uses included are anything permitted in B-2 zoning. For more information or to schedule your showing contact Ed Fleming at 334-652-2121.

PROPERTY HIGHLIGHTS

- 4 roll-up doors
- 3,020 SF building available for \$3,500 per month
- Additional 1 Acre lot available for \$1,500 per month

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	6,385	54,433	97,139
Total Population	12,138	115,605	209,097
Average HH Income	\$42,460	\$60,981	\$60,716

TRAFFIC DATA



4161 TROY HIGHWAY | INDUSTRIAL PROPERTY FOR LEASE

ZONING



Hodges

Commercial Real Estate



ED FLEMING
defleming7@gmail.com
334.652.2121

**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.

4161 TROY HIGHWAY | INDUSTRIAL PROPERTY FOR LEASE

EXTERIOR PHOTOS



Hodges
Commercial Real Estate



ED FLEMING
defleming7@gmail.com
334.652.2121

**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.

4161 TROY HIGHWAY | INDUSTRIAL PROPERTY FOR LEASE

INTERIOR PHOTOS



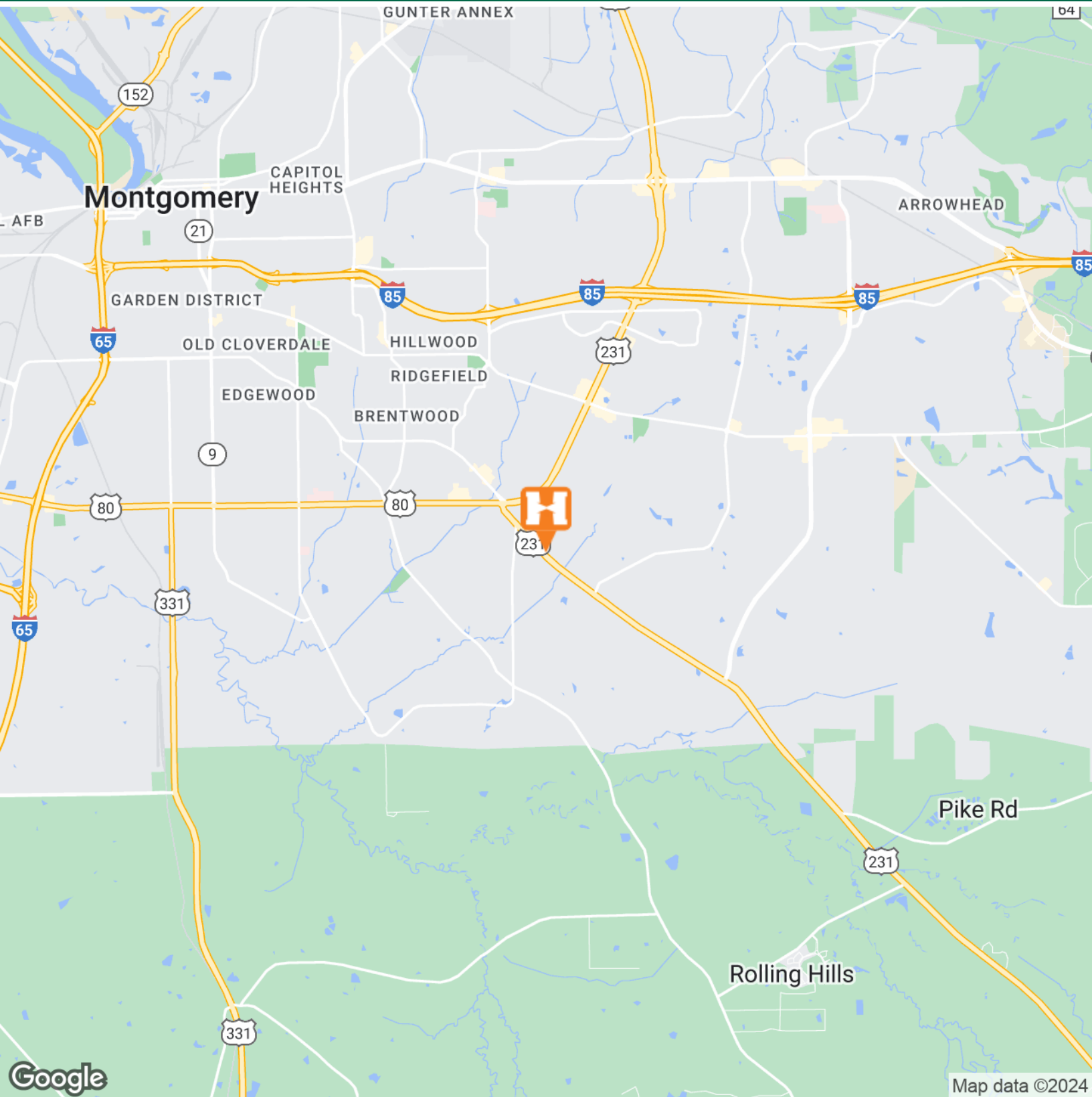
ED FLEMING
defleming7@gmail.com
334.652.2121

**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.

4161 TROY HIGHWAY | INDUSTRIAL PROPERTY FOR LEASE

LOCATION MAP



ED FLEMING
defleming7@gmail.com
334.652.2121

**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.

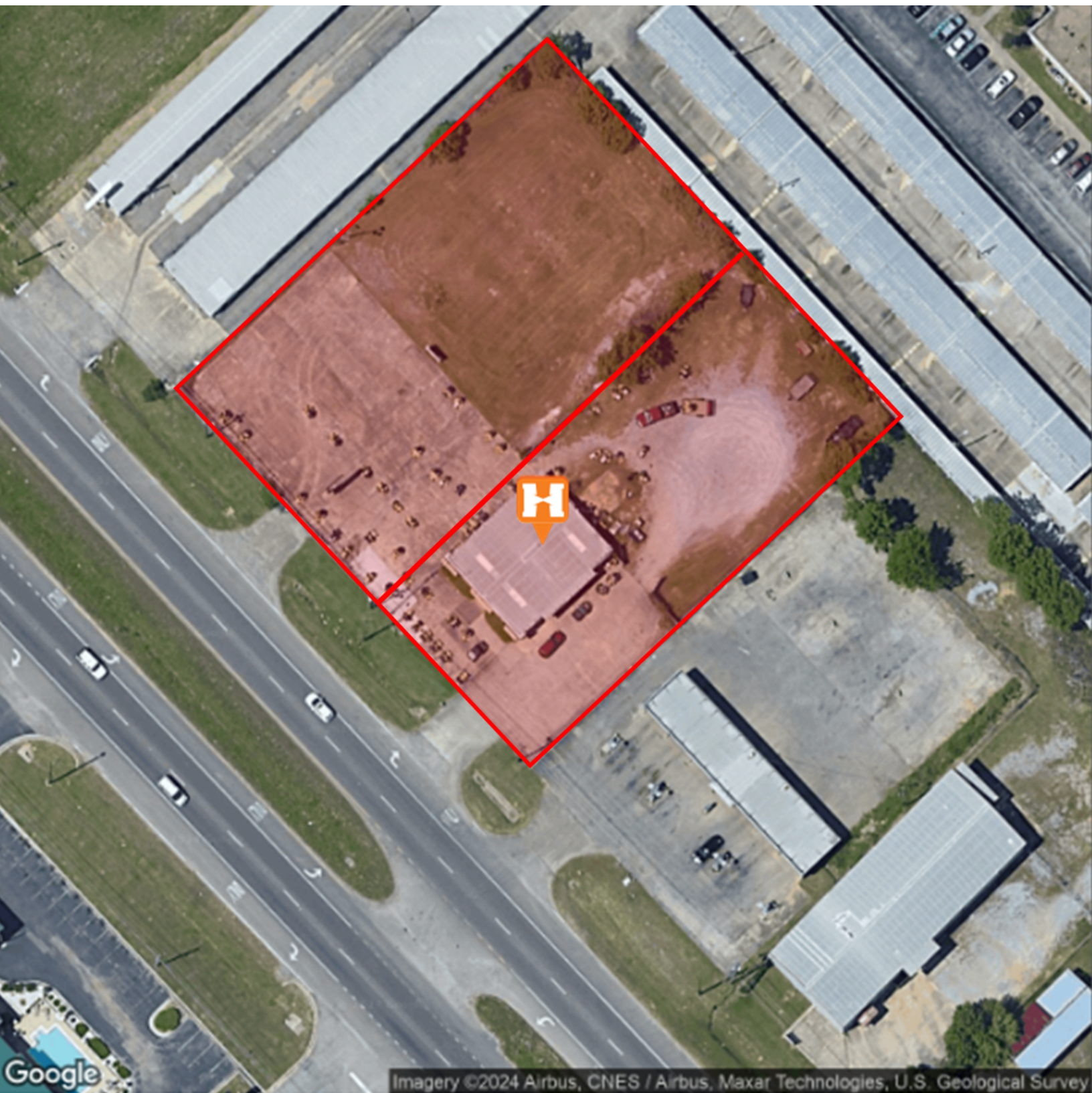
4161 TROY HIGHWAY | INDUSTRIAL PROPERTY FOR LEASE

AERIAL MAP



Hodges

Commercial Real Estate



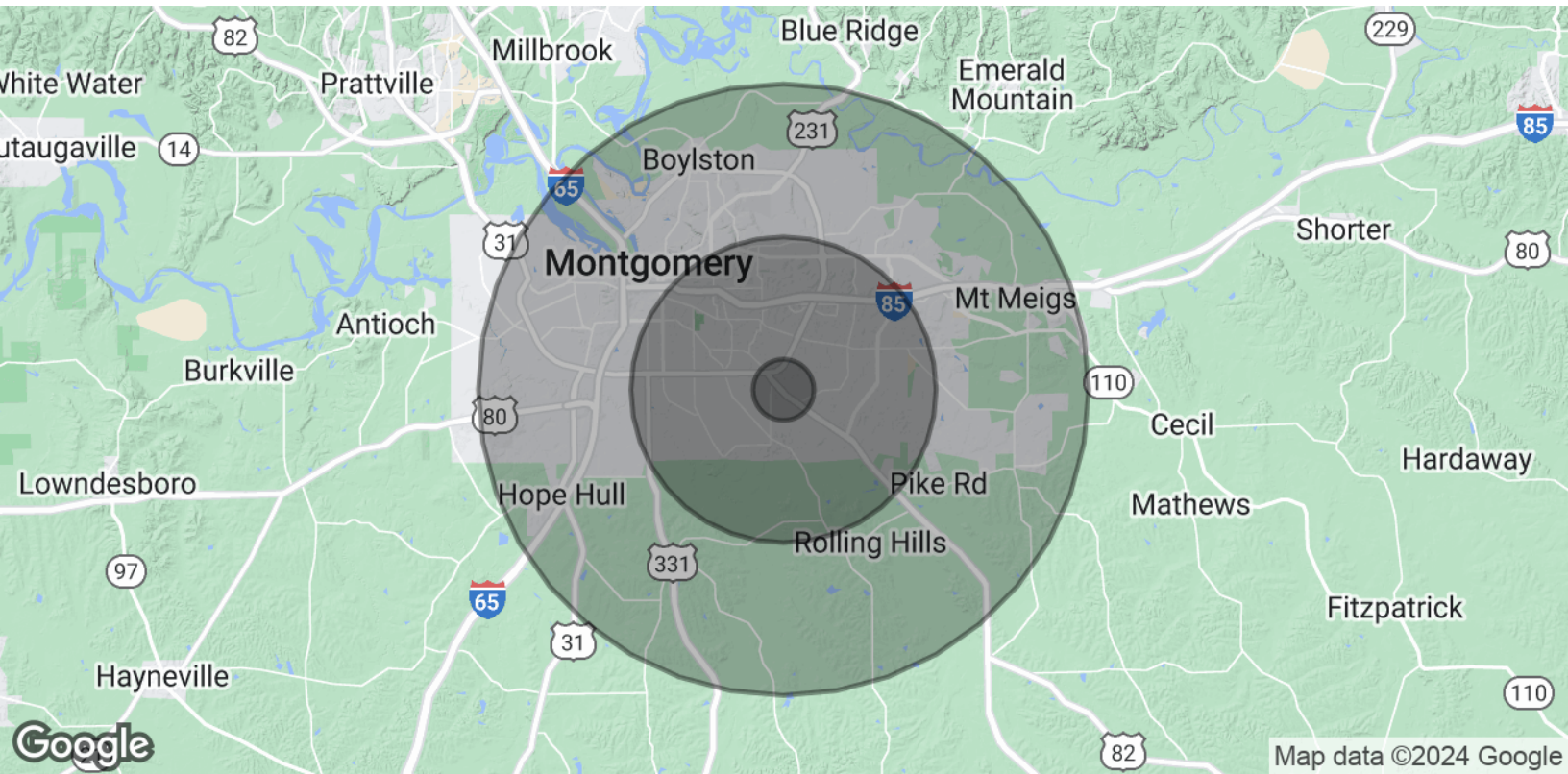
ED FLEMING
defleming7@gmail.com
334.652.2121

**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.

4161 TROY HIGHWAY | INDUSTRIAL PROPERTY FOR LEASE

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	12,138	115,605	209,097
Average Age	33.3	36.8	37.3
Average Age (Male)	24.8	33.3	34.5
Average Age (Female)	35.2	39.0	39.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	6,385	54,433	97,139
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$42,460	\$60,981	\$60,716
Average House Value	\$70,139	\$132,384	\$137,601

** Demographic data derived from 2020 ACS - US Census*

ED FLEMING
defleming7@gmail.com
334.652.2121

**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.