

EXECUTIVE SUMMARY - 10,000 SF ON 0.64 ACRES | RETAIL PROPERTY FOR SALE

940 OLD FORT RD. E FORT DEPOSIT,  
AL 36032, EXIT 142



**Hodges**

Commercial Real Estate



### OFFERING SUMMARY

Building Size:	10,000 SF
Available SF:	1,424 - 4,878 SF
Lot Size:	0.64 Acres
Price / SF:	\$49.90
Year Built:	2001

### PROPERTY OVERVIEW

940 Old Fort Rd. is a 10,000+/- SF freestanding building situated on a 0.64 Acre (30,200 SF) corner lot. This property features 151' of road frontage on Old Fort Rd. & 200' of road frontage on Bishop Bottom Rd. Previously utilized as a flea market, this property had 50+/- vendors when operating. Tons of potential for this space. Sold as is where is. For more information contact Ed Fleming at 334-652-2121 for more information or to schedule your showing.

### PROPERTY HIGHLIGHTS

DEMOGRAPHICS	5 MILES	15 MILES	30 MILES
Total Households	987	9,415	37,056
Total Population	1,830	19,210	73,187
Average HH Income	\$42,081	\$43,262	\$42,274

**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.



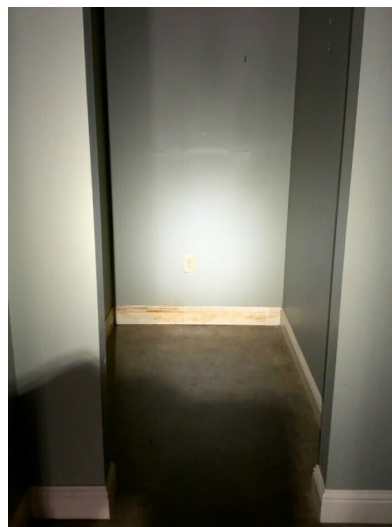
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# ADDITIONAL PHOTOS



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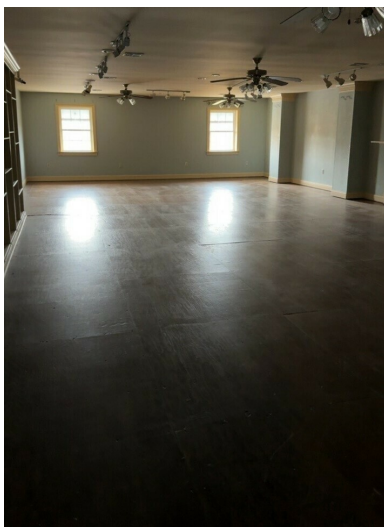
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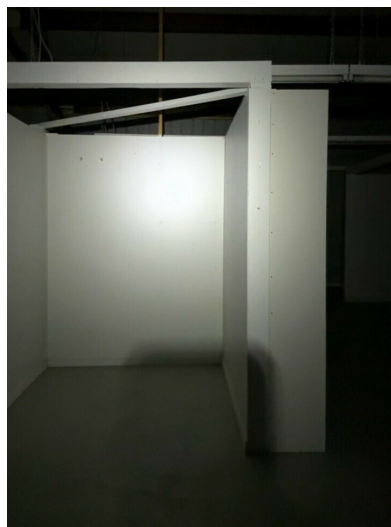


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Jan 25, 2024 at 1:48:14 PM  
911 Old Fort Rd  
Fort Deposit AL 36030  
United States



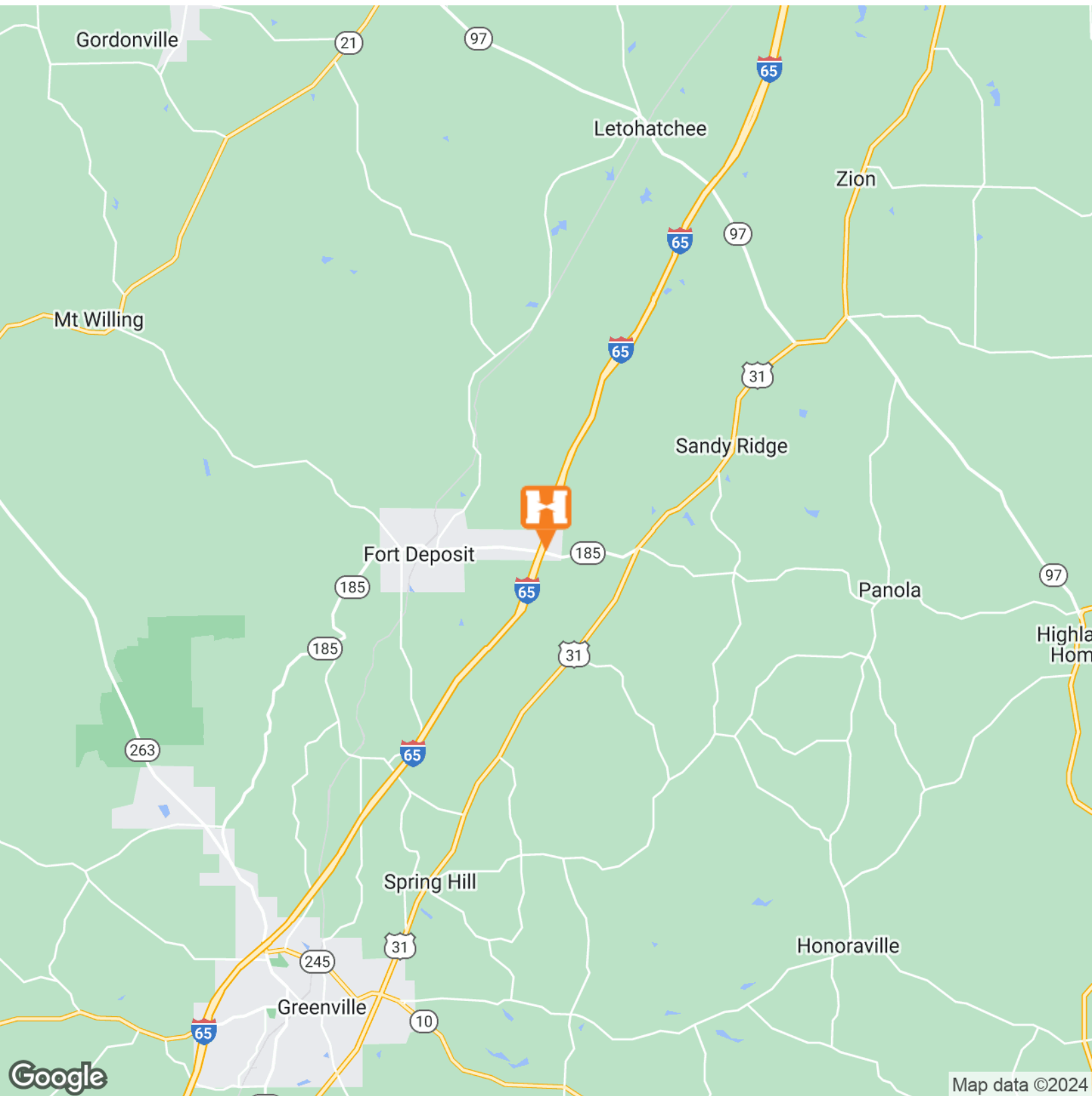
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# LOCATION MAP



Map data ©2024

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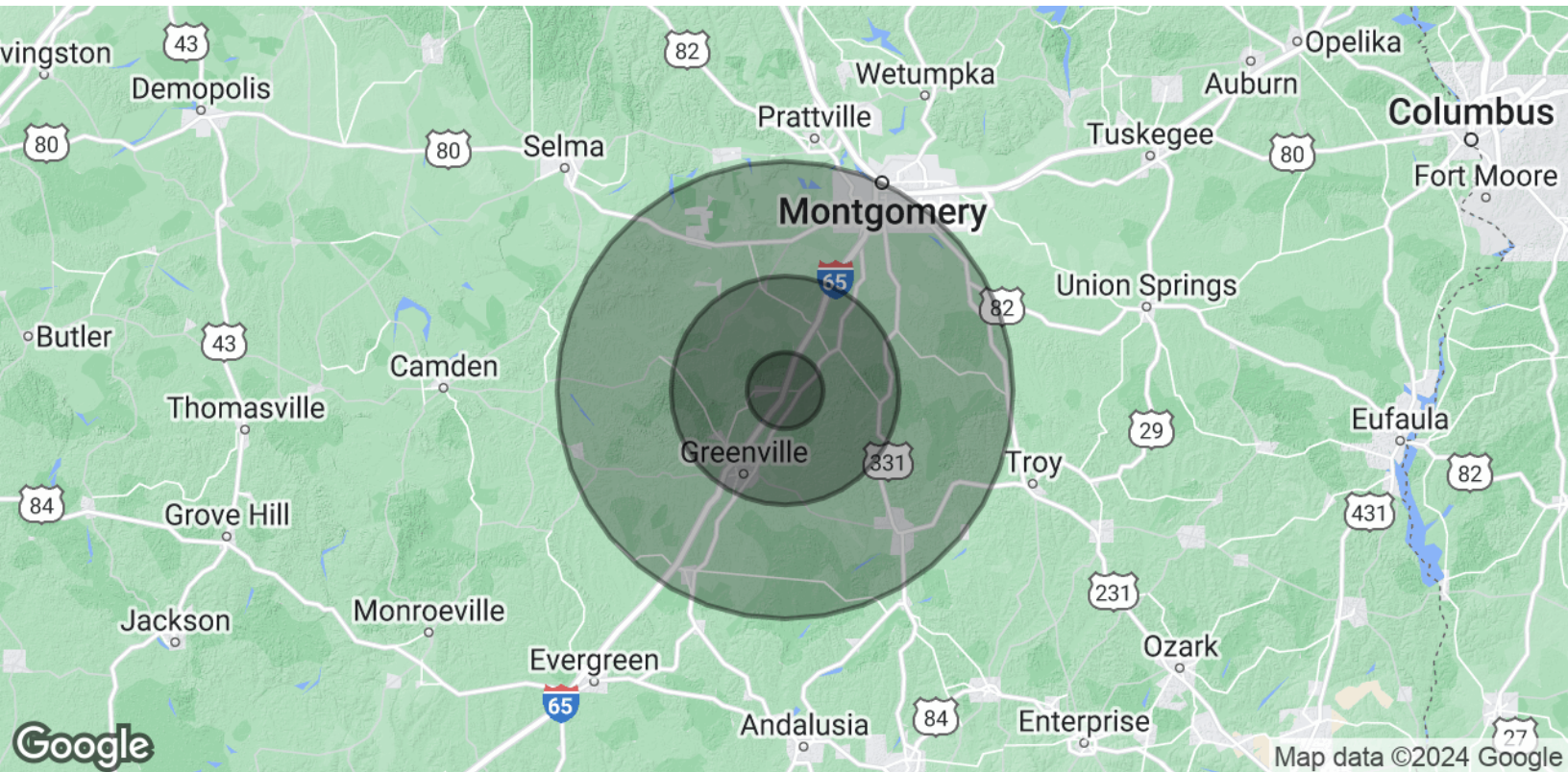
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	5 MILES	15 MILES	30 MILES
Total Population	1,830	19,210	73,187
Average Age	42.2	41.2	43.4
Average Age (Male)	39.3	39.5	40.8
Average Age (Female)	42.5	43.5	45.8

### HOUSEHOLDS & INCOME

	5 MILES	15 MILES	30 MILES
Total Households	987	9,415	37,056
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$42,081	\$43,262	\$42,274
Average House Value	\$116,501	\$103,907	\$106,324

2020 American Community Survey (ACS)

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