

# PRE-LEASING NOW

218 S. Main St, Enterprise, AL 36330

# NAI TALCOR



## Lofts on Main

The Lofts on Main is coming soon to the heart of Downtown Enterprise. New construction featuring a 2-story building with 4,000 Sq. Ft. of commercial space planned for the ground floor and luxury lofts on the top floor. Secure your space today!

- Now accepting Letter of Intent's to pre-lease
- 1,000 SF | 2,000 SF | 3,000 SF | 4,000 SF availability
- Customizable space and specs, built-to-suit
- Construction to start Summer 2024
- Projected completion of Summer 2025
- Excellent location near the Boll Weevil monument
- Located within the Entertainment District
- Next to Weevil Play & near Cafe Roma, Corks & Cattle, City Hall & Enterprise Medical Center
- Main Street traffic counts of 8,000 - 9,000 VPD
- 1.6 mi to Enterprise State Community College and 2.5 mi to Enterprise High School

### OFFERING SUMMARY

AVAILABLE SF	1,000 - 4,000 SF
BUILDING SIZE	9,200 SQ. FT.

Demographics	5 Miles	10 Miles	25 Miles
Total Population:	33,614	51,937	160,519
Average HH Income:	\$63,000	\$61,156	\$57,121

### MAIN STREET ENTERPRISE



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Introducing a visionary mixed-use development poised to transform the bustling thoroughfare of Main Street in Downtown Enterprise. The Lofts on Main is set to break ground this Summer of 2024 and will seamlessly integrate ground floor retail space with luxury residential lofts on the 2nd floor. The ground floor will be constructed as an open canvas of 4,000 Sq. Ft. designed to accommodate a diverse array of businesses and size requirements. Built-to-suit tenant needs are at the forefront, with customizable size and space specifications ranging from 1,000 to 4,000 sq. ft. bays available.

In the thriving landscape of Downtown Enterprise, retailers and restaurateurs are poised for success. Since 2000, Enterprise has seen a remarkable 25.4% population increase, solidifying its reputation as one of the fastest-growing communities in the state. The City of Enterprise is closely associated with nearby Fort Novosel, situated 7 miles away, and is the home of Army Aviation. Ft. Novosel has a post population of approximately 20,000, contributing to the city's high military presence and cultural richness. Recognized as the "Alabama Boom Town of the Year" in 2010, Enterprise's economic strength and vibrant atmosphere make it an ideal destination for retailers and residents alike.

Secure your space today in the heart of Enterprise's thriving downtown district.

## PROPERTY DETAILS

<b>ZONING</b>	B-2
<b>LOT SIZE</b>	0.3 +/- Acres
<b>BUILDING SIZE</b>	9,200 SF
<b>AVAILABLE SF</b>	1,000 - 4,000 Sq. Ft.
<b>LEASE RATE</b>	Negotiable
<b>PROJECTED OPENING</b>	Summer of 2025
<b>2022 TRAFFIC COUNTS</b>	8,000 - 9,000 VPD



## [2022 MARKET SNAPSHOT](#)

## [BUSINESS & INDUSTRY](#)

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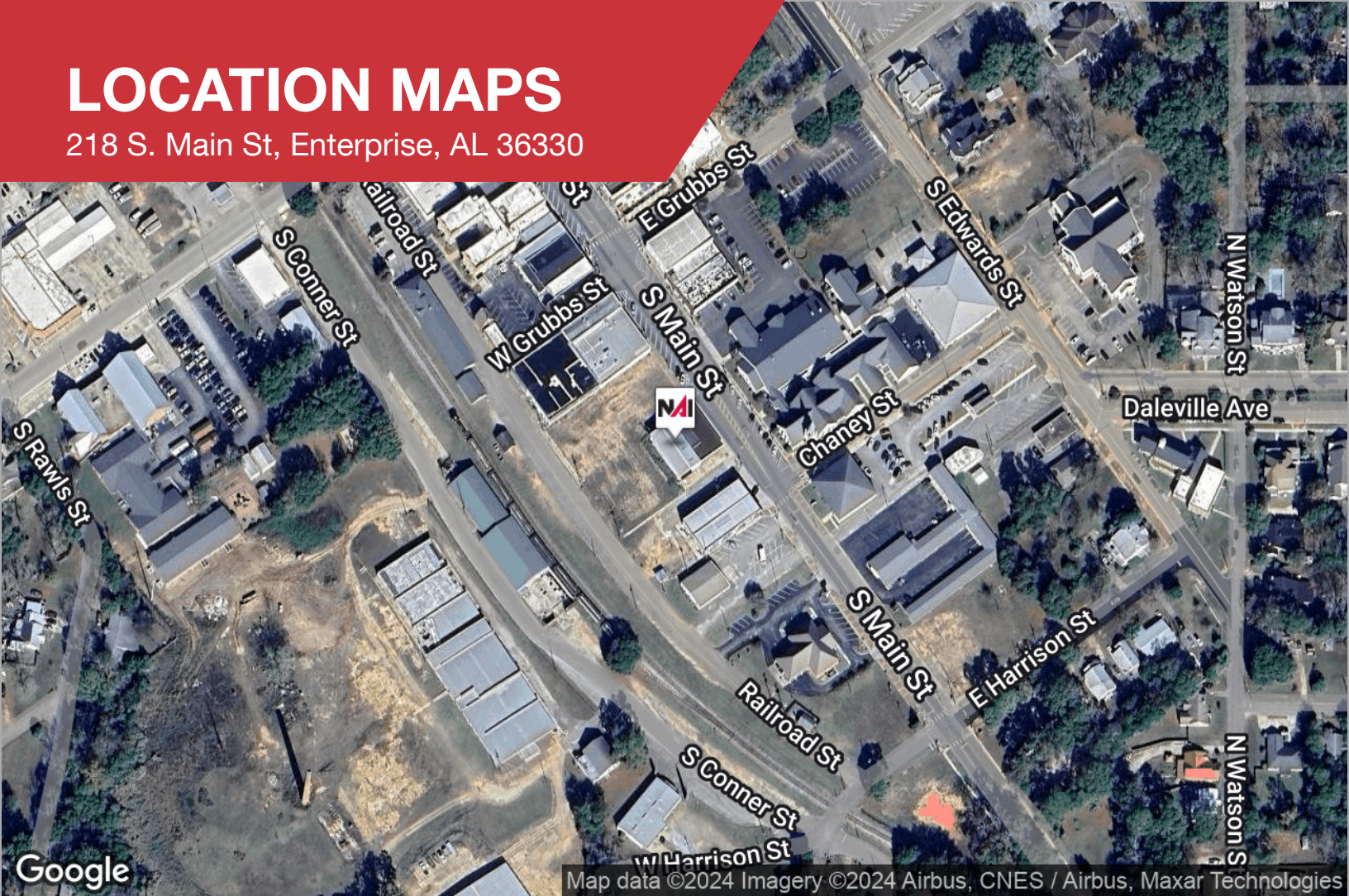
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# LOCATION MAPS

218 S. Main St, Enterprise, AL 36330



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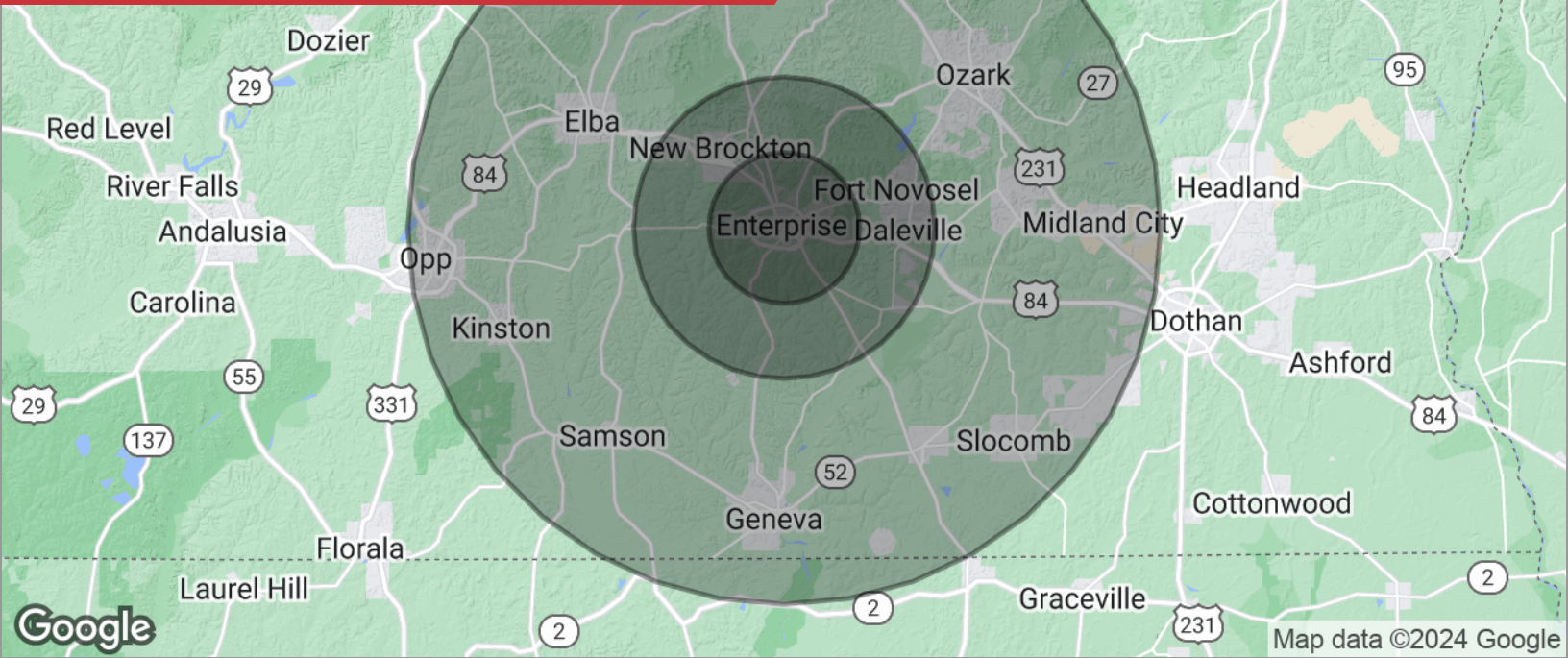
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# DEMOGRAPHICS

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## DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	25 MILES
Total population	33,614	51,937	160,519
Median age	35.9	37.3	40.6
Median age (male)	35.4	36.6	39.0
Median age (Female)	37.6	38.8	42.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
Total households	14,567	22,891	72,901
# of persons per HH	2.3	2.3	2.2
Average HH income	\$63,000	\$61,156	\$57,121
Average house value	\$165,837	\$149,199	\$139,368

\* Demographic data derived from 2020 ACS - US Census