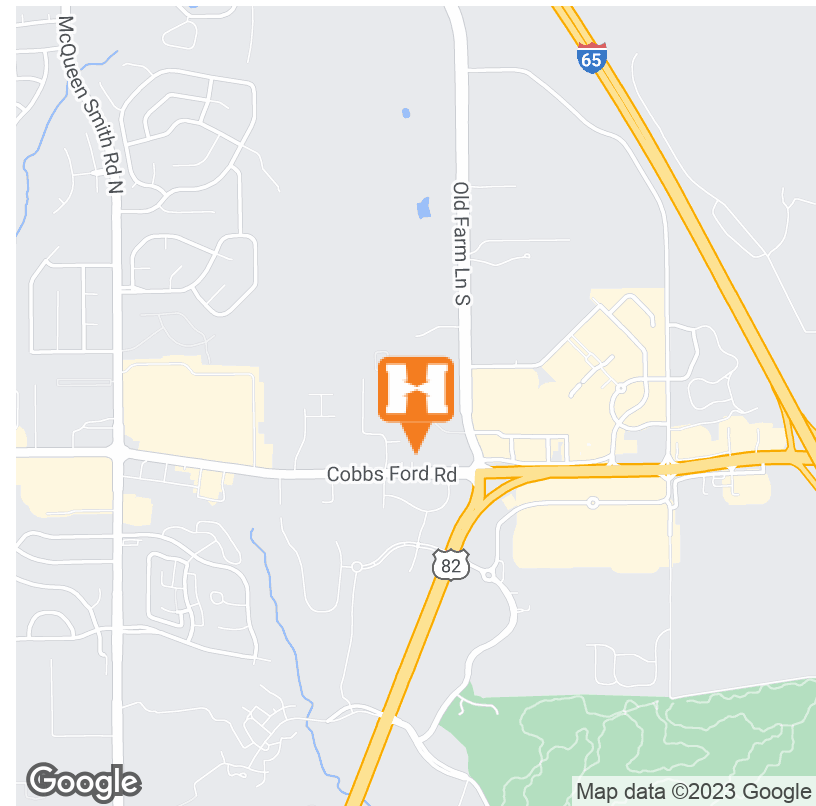


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$399,000
Building Size:	1,000 +/- SF
Lot Size:	21,198 SF
Price / SF:	\$300.90
Zoning:	B-2

PROPERTY OVERVIEW

2231 Cobbs Ford Rd. is a 1,000 +/- SF commercial building, zoned B-2 for general business, with 104' of road frontage on Cobbs Ford Road where 2022 ALDOT daily traffic counts exceed 32,610. Used car lot with high visibility and located in a high traffic area where commercial office, retail, and restaurant businesses flourish. Nice set up with a nice office that features 4 offices and two bathrooms, one main entry/reception area. For more information on this property or to schedule your showing contact Ed Fleming at 334-652-2121.

PROPERTY HIGHLIGHTS

- 104' Road Frontage
- 2022 ALDOT 32,610 Cobbs Ford Rd.
- Ample Parking on site
- Additional small metal structure at the rear of the property

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,340	20,050	54,911
Total Population	3,091	48,170	123,117
Average HH Income	\$74,913	\$71,828	\$56,122

2231 COBBS FORD RD. - OFFICE | OFFICE BUILDING FOR SALE

EXTERIOR PHOTOS



ED FLEMING
defleming7@gmail.com
334.652.2121

**THE RIGHT PLACE.
THE RIGHT SPACE.**

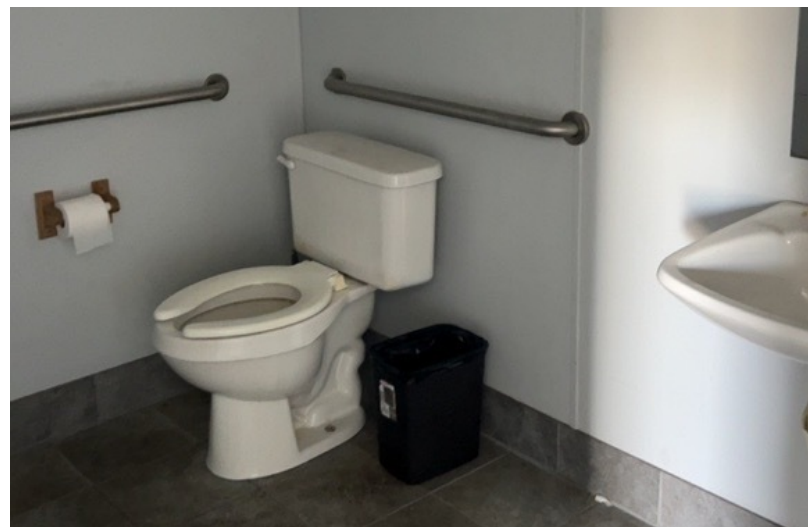
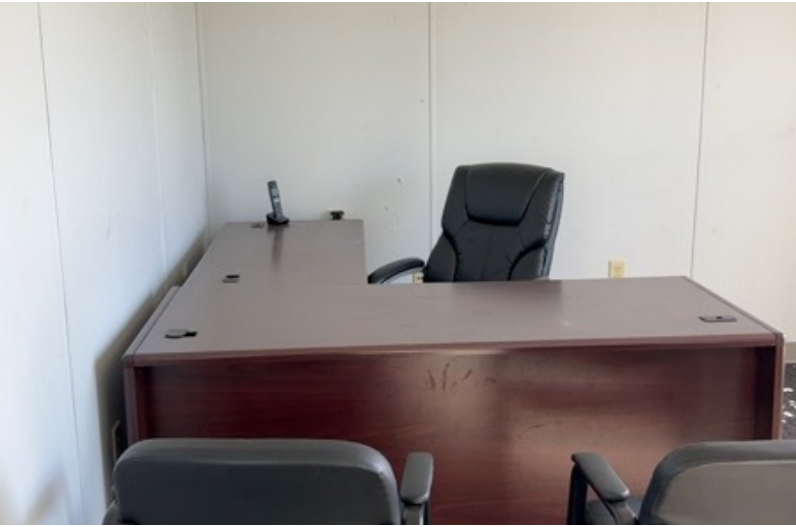
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ADDITIONAL PHOTOS



Hodges
Commercial Real Estate



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RETAILER MAP



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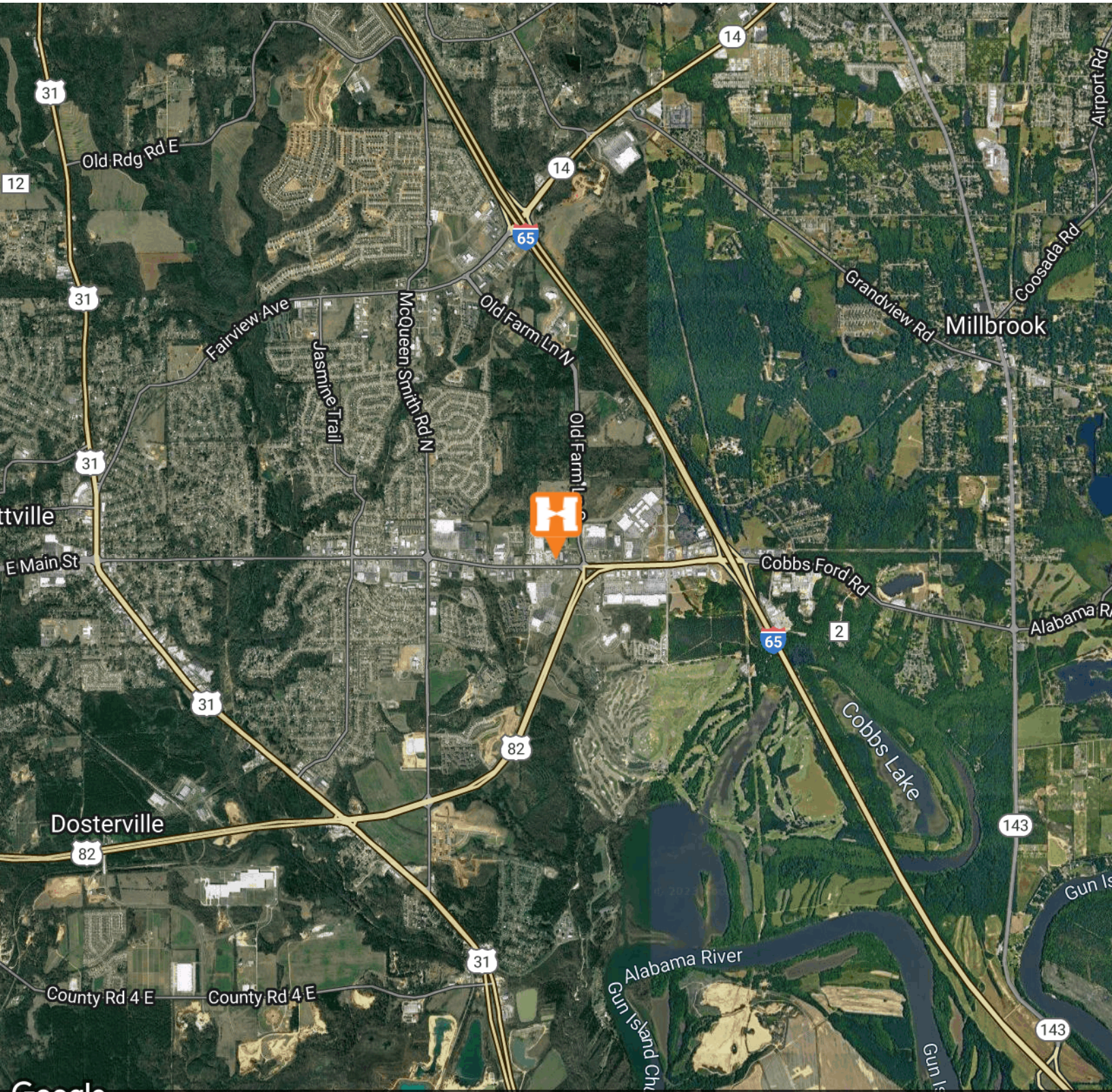
2231 COBBS FORD RD. - OFFICE | OFFICE BUILDING FOR SALE

LOCATION MAP



Hodges

Commercial Real Estate



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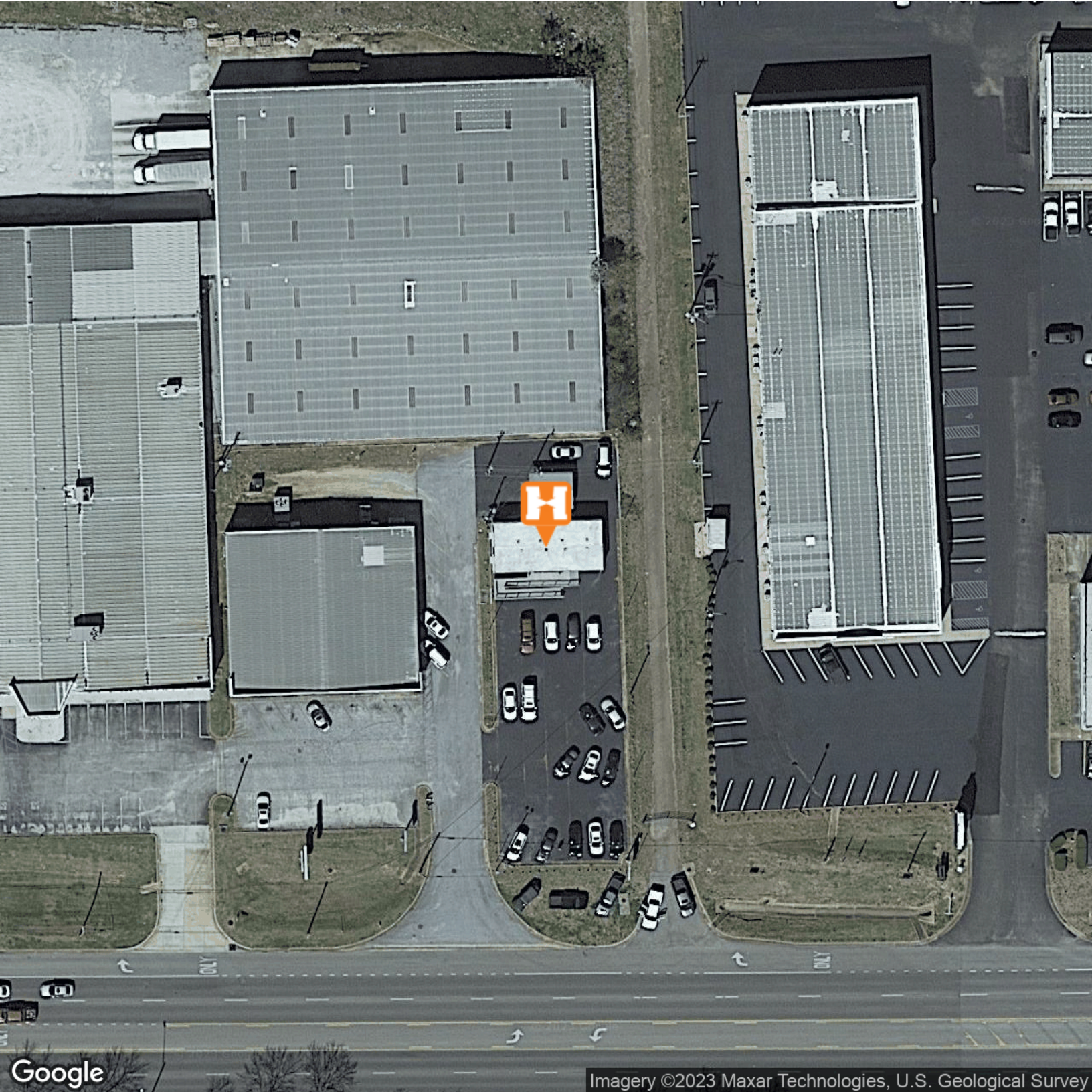
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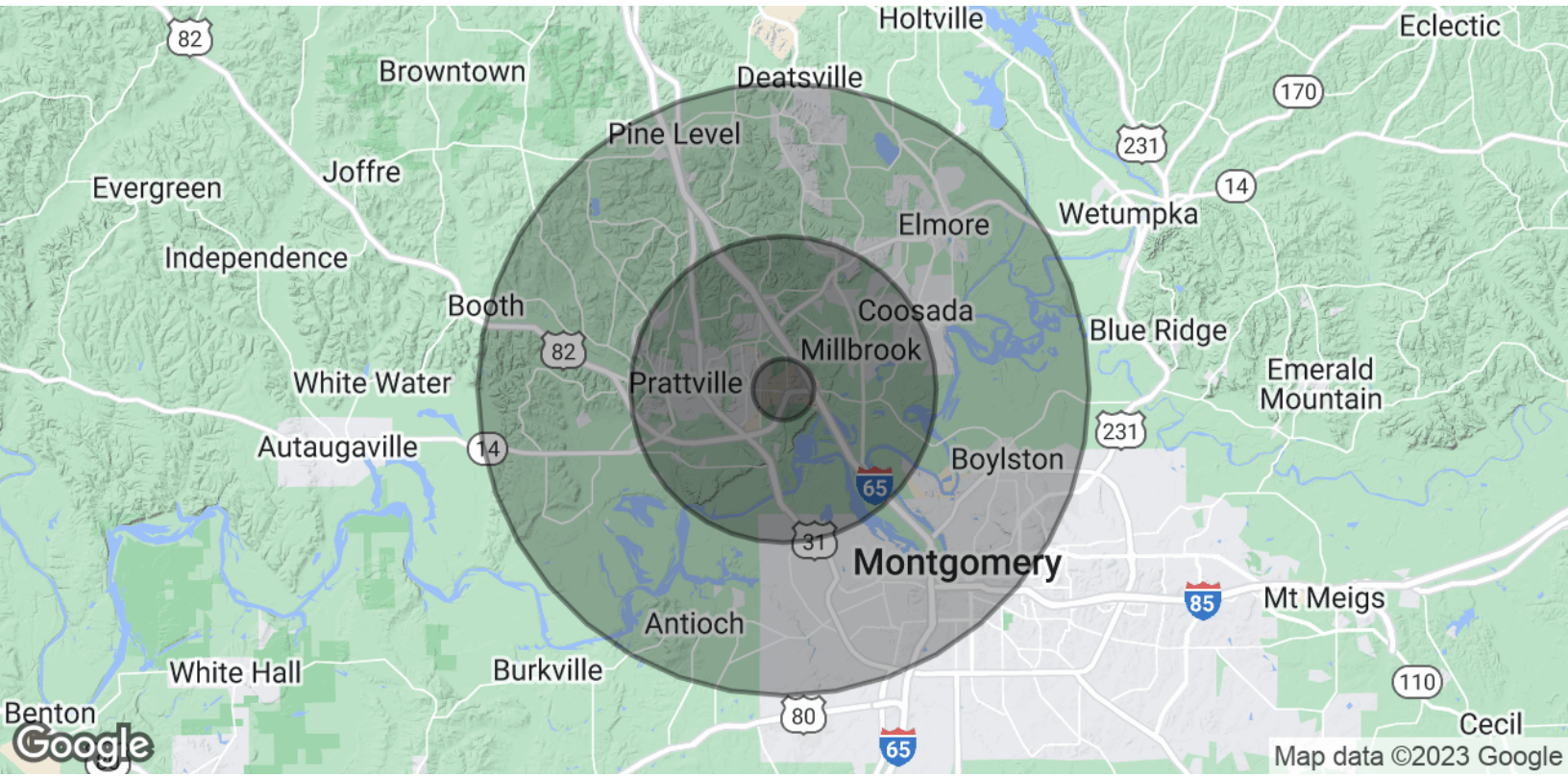
AERIAL MAP



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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,091	48,170	123,117
Average Age	30.3	36.9	37.7
Average Age (Male)	30.6	34.9	35.5
Average Age (Female)	30.3	38.6	39.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,340	20,050	54,911
# of Persons per HH	2.3	2.4	2.2
Average HH Income	\$74,913	\$71,828	\$56,122
Average House Value	\$141,479	\$151,006	\$129,602

* Demographic data derived from 2020 ACS - US Census