



For Lease

# Office Building

5,294 SF | \$13.00 SF/yr (NNN)

## 805 E. Lee Street

Enterprise, Alabama 36330

### Property Highlights

- Previously used as a medical office.
- There is a waiting room included in the lease (it can be shared by tenants)
- Break room on each side of the building
- 2 exam rooms with sinks on each side (4 total)
- Beautiful Building in an Excellent Location with Plenty of Parking Available
- APN # 16-05-16-1-001-010.003
- Tenant pays property taxes, insurance, and common area maintenance

### OFFERING SUMMARY

<b>Available SF</b>	2,317 SF
<b>Building Size</b>	5,294 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>5 Miles</b>	33,335	\$60,972
<b>10 Miles</b>	50,132	\$59,098
<b>25 Miles</b>	140,711	\$53,285

For more information

**Kenny Whatley**

O: 334 699 8000

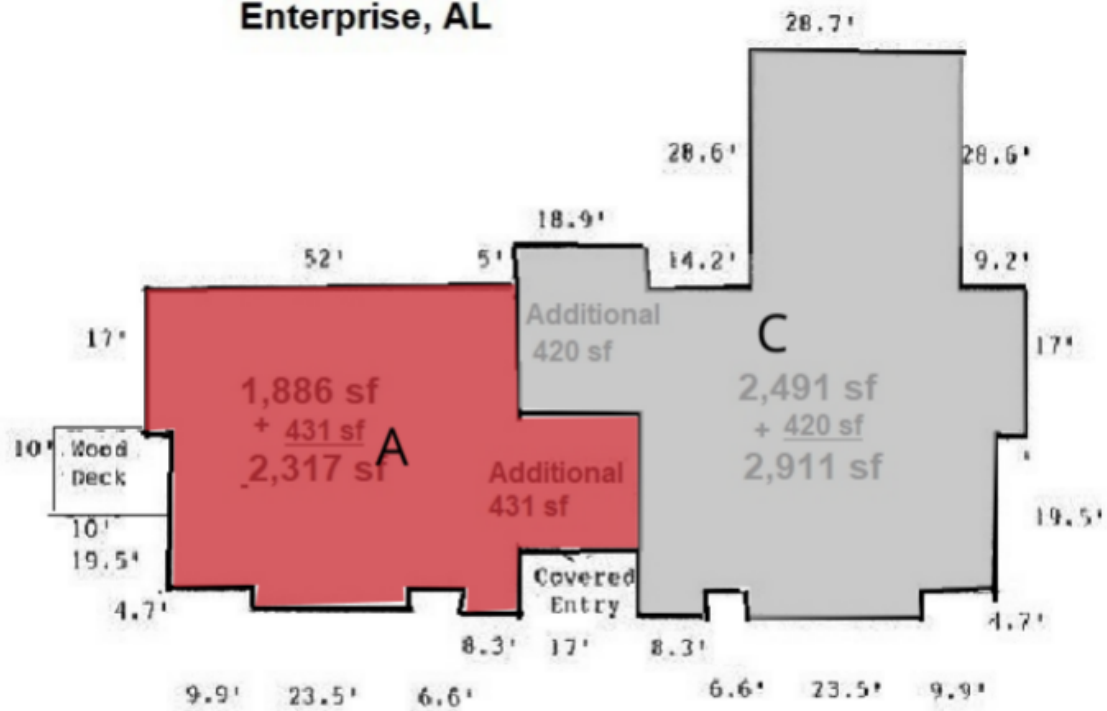
kwhatley@talcor.com

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107 Hidden Glen Way,  
Dothan, AL 36303  
334 699 8000 tel  
[talcor.com](http://talcor.com)



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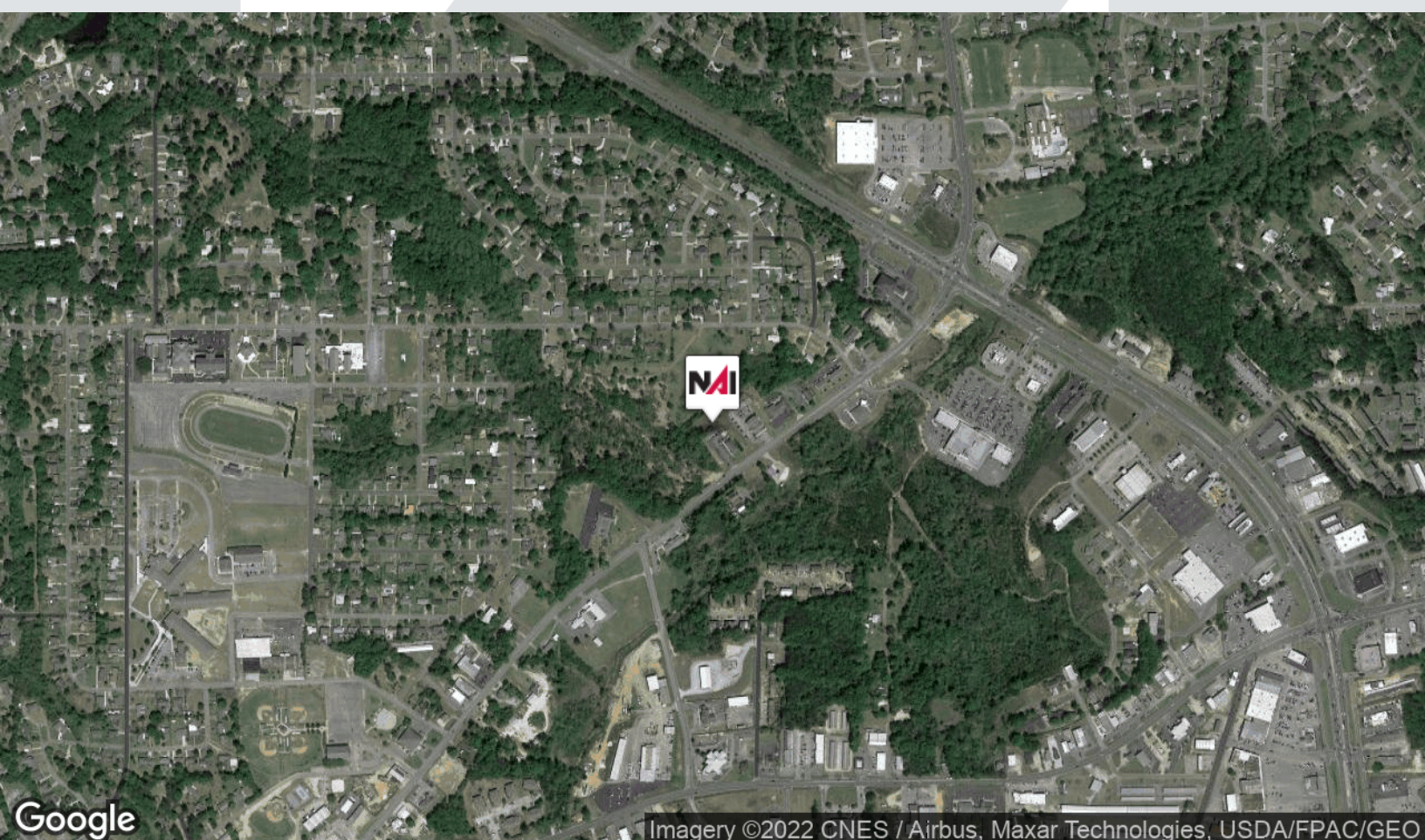
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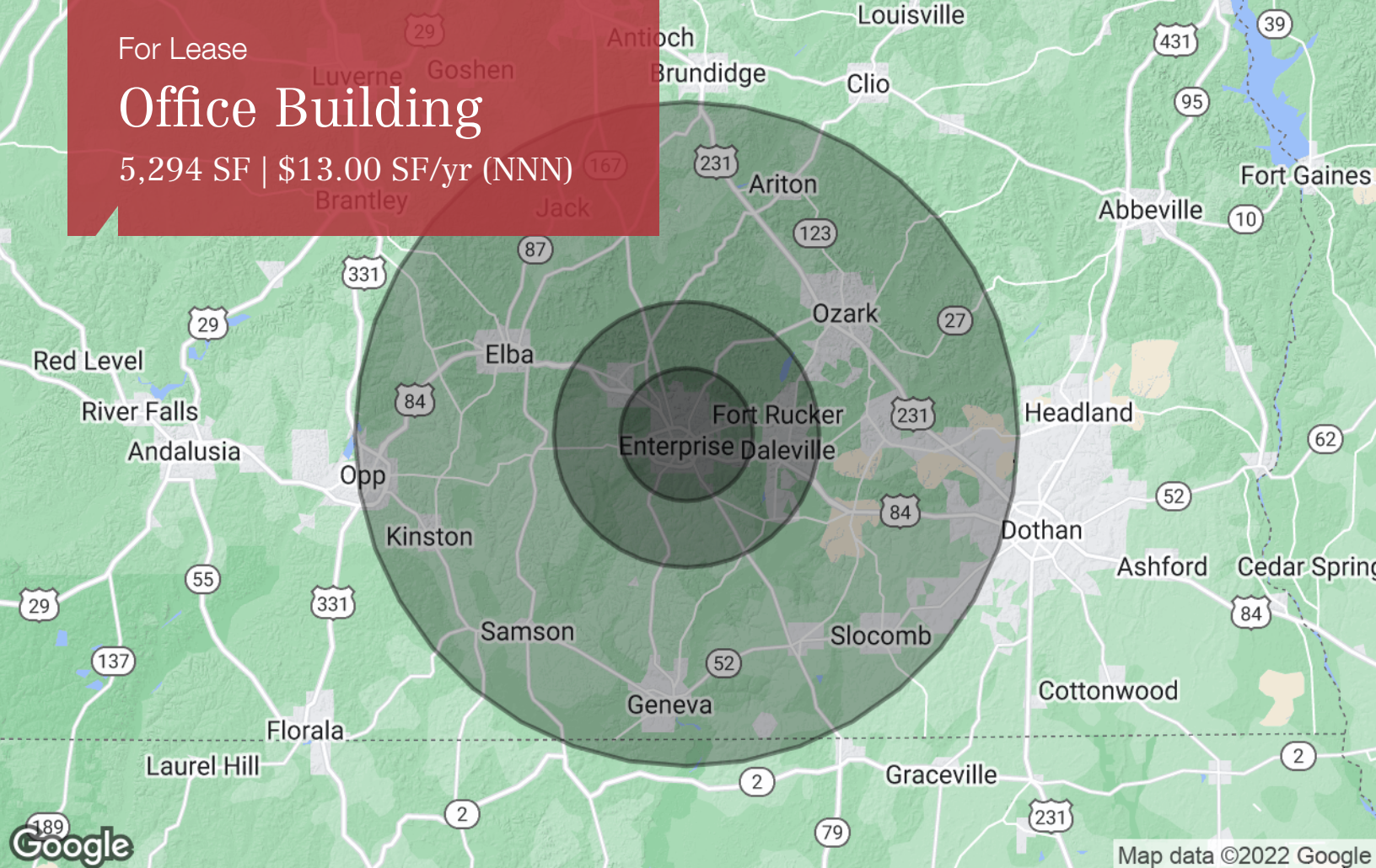
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## Population

	5 Miles	10 Miles	25 Miles
TOTAL POPULATION	33,335	50,132	140,711
MEDIAN AGE	36.1	36.1	38.6
MEDIAN AGE (MALE)	33.7	33.8	37.0
MEDIAN AGE (FEMALE)	37.6	37.6	40.1

## Households & Income

	5 Miles	10 Miles	25 Miles
TOTAL HOUSEHOLDS	13,071	19,508	55,382
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$60,972	\$59,098	\$53,285
AVERAGE HOUSE VALUE	\$137,724	\$139,712	\$132,251

## Race

	5 Miles	10 Miles	25 Miles
% WHITE	76.9%	77.8%	80.0%
% BLACK	19.4%	18.7%	17.8%
% ASIAN	1.7%	1.7%	1.0%
% HAWAIIAN	0.1%	0.2%	0.1%
% INDIAN	0.8%	0.6%	0.5%
% OTHER	1.1%	1.1%	0.7%

## Ethnicity

	5 Miles	10 Miles	25 Miles
% HISPANIC	9.3%	9.0%	5.0%

\* Demographic data derived from 2020 ACS - US Census

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## Kenny Whatley

Commercial Advisor

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### Memberships & Affiliations

Dothan Multiple Listing Service, Dothan Association of Realtors, Alabama Association of Realtors, National Association of Realtors, Dothan Chamber of Commerce, Bay County Association of Realtors, Bay County Multiple Listing Service and Panama City Beach Chamber of Commerce.

### Education

University of Alabama

### Professional Background

Kenny has many years experience in the business world as a business owner and operator. He has been involved in Commercial Real Estate since 1996. Kenny and his wife have 4 children and 7 grandchildren. In his spare time he enjoys traveling, especially to visit his children and grandchildren and Alabama football.