



**COMMERCIAL REAL ESTATE**

**SPORTS AND ENTERTAINMENT  
PROPERTY FOR SALE**



# Eufaula Bowling & Skating Center

Eufaula , AL 36027

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**TLG REAL ESTATE SERVICES**

3520 Thomasville Road, Suite 200  
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O: 850.385.6363



## EXECUTIVE SUMMARY

1231 N. EUFAULA AVE

EUFAULA, AL 36027

**OFFERING SUMMARY**

<b>Sale Price:</b>	\$795,000
<b>Available SF:</b>	40,025 sf
<b>Lot Size:</b>	2.28 AC (+/-)
<b>Building Size:</b>	40,025 sf
<b>APN:</b>	13-04-20-0-000-040.003

**PROPERTY OVERVIEW**

Eufaula Bowling Alley and Skate Center is **FOR SALE** in Eufaula, AL. 25,025 sf Bowling Alley includes 20 bowling lanes, three offices, bar and full kitchen, retail space, and arcade.

15,000 sf (+/-) Skating Rink includes 2 AC units, restrooms, party rooms, snack area, and two offices.

**LOCATION OVERVIEW**

This property is situated just off Lake Eufaula, known as the “Big Bass Capital of the World”. Lake Eufaula is a 45,000 acre lake drawing millions of visitors each year to the area. The city of Eufaula and the surrounding communities tourism industry make this property an ideal opportunity for an entertainment venue operator.

**Please call Trey DeSantis at (850) 766.6868 to schedule your tour. (Broker/Owner)**

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BOLWING ALLEY PHOTOS  
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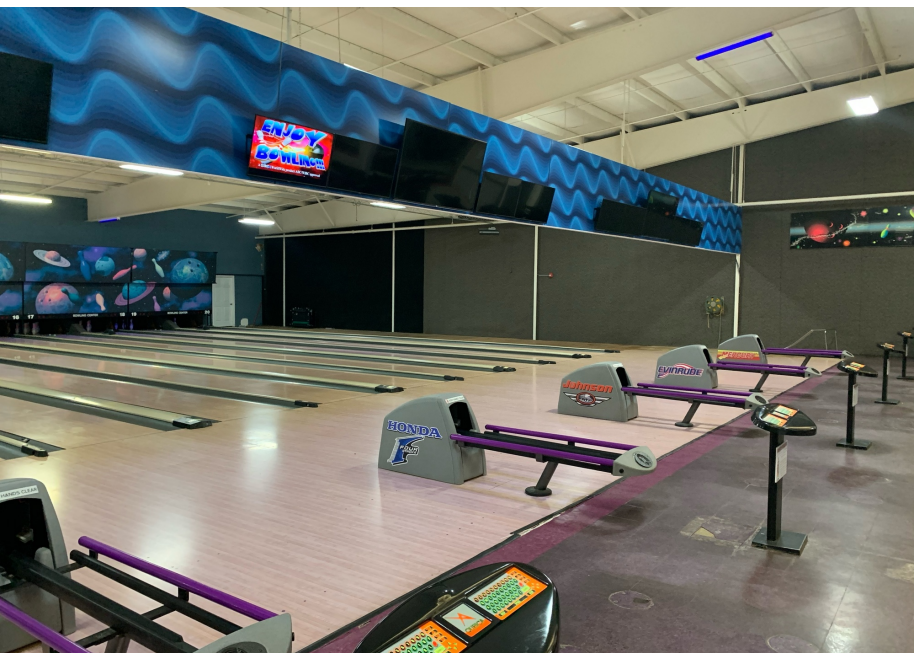
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BOWLING ALLEY PHOTOS  
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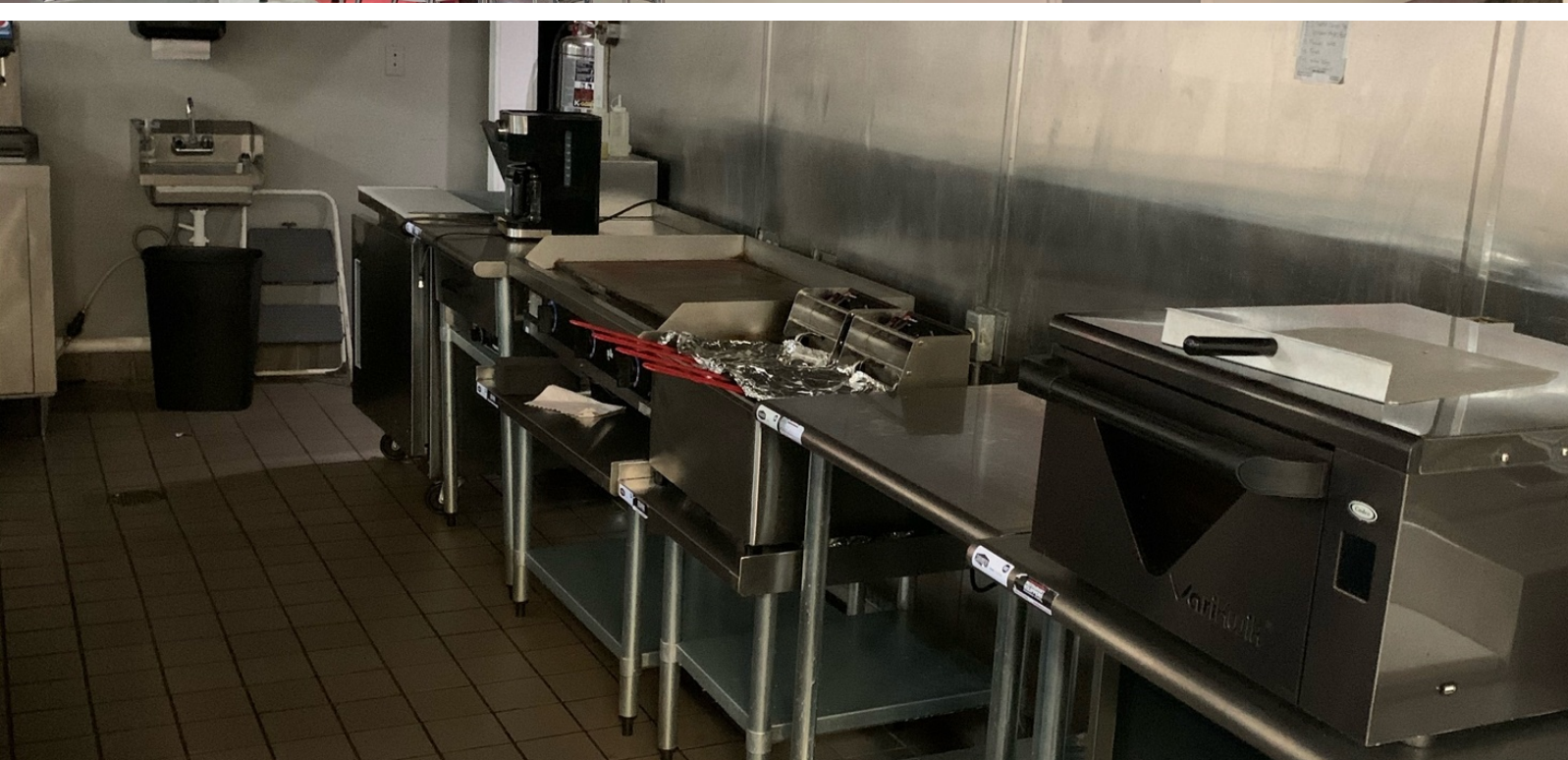
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SNACK BAR & KITCHEN PHOTOS  
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SKATING RINK PHOTOS  
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EXTERIOR PHOTO & PARCEL MAP  
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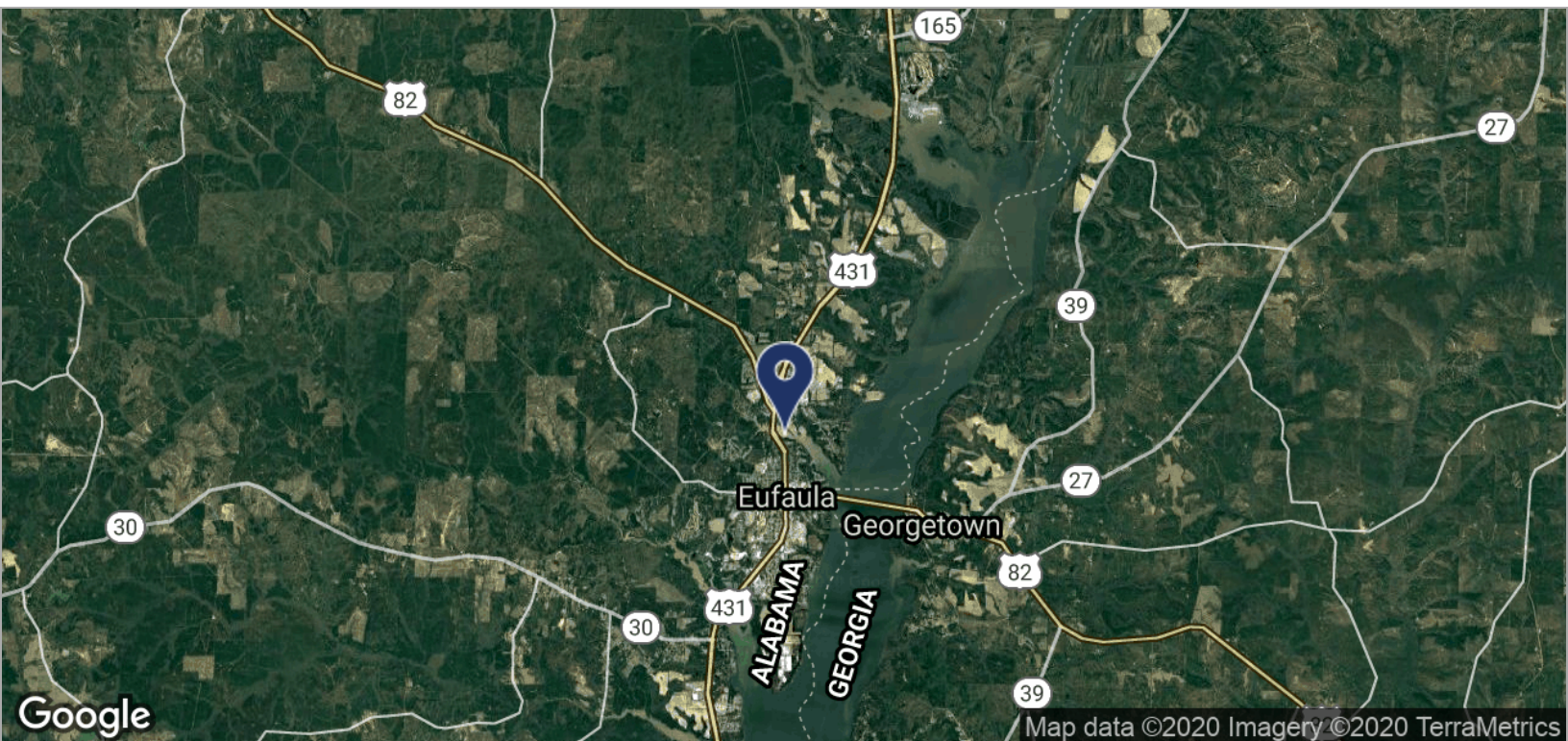
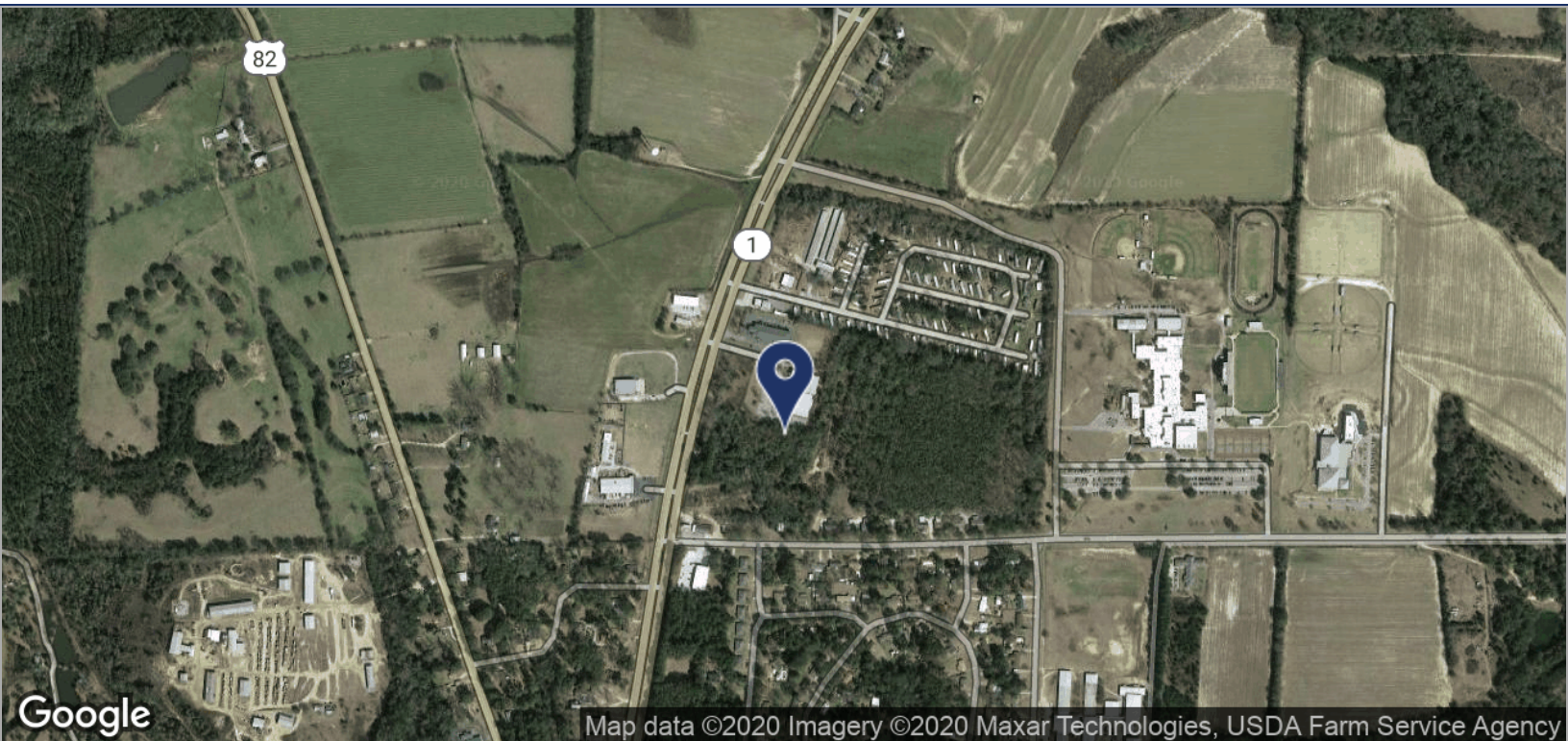




LOCATION MAPS

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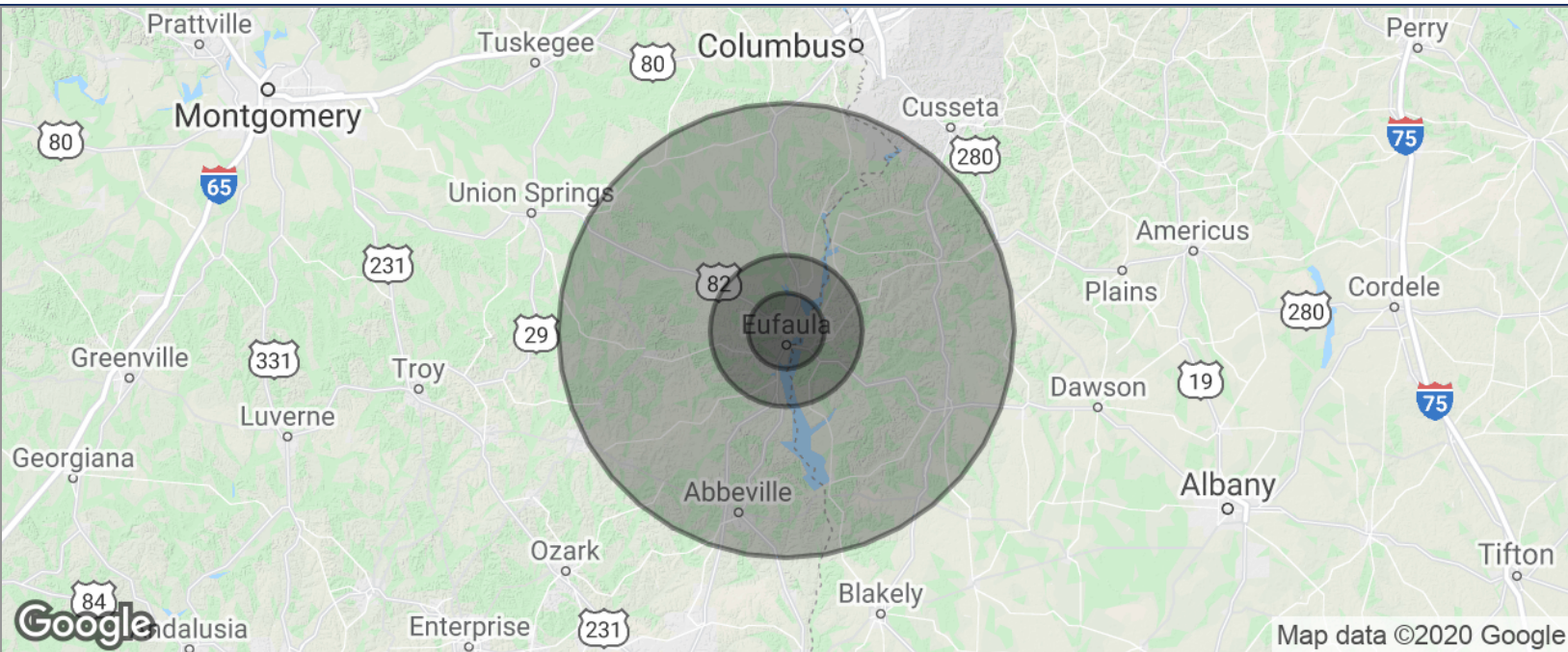




## DEMOGRAPHICS MAP

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<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>30 MILES</b>
TOTAL POPULATION	6,781	15,085	64,520
MEDIAN AGE	35.7	35.8	39.5
MEDIAN AGE (MALE)	32.6	33.9	37.6
MEDIAN AGE (FEMALE)	38.0	37.5	42.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>30 MILES</b>
TOTAL HOUSEHOLDS	2,636	5,805	24,550
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$41,917	\$40,271	\$42,786
AVERAGE HOUSE VALUE			\$92,811

\* Demographic data derived from 2010 US Census

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