

PRESENT BUSINESS RELOCATING

16 E Fleming Rd and 4607 Endover Drive, Montgomery, AL 36105



OFFERING SUMMARY

Sale Price:	\$450,000
Total Building SF:	21,373 SF
16 E Fleming Rd:	9,373 SF Retail
4607 Endover Dr:	12,000 SF Warehouse
Total Land Acreage:	1.19 Acres
Year Built:	1978
Zoning:	M-1
Traffic Count:	11,124
Price / SF:	\$21.05

PROPERTY OVERVIEW

Aronov Realty Brokerage, Inc. is pleased to offer the opportunity to purchase the former Farmer's Feed location at 16 E Fleming Road and 4607 Endover Drive in Montgomery, Alabama. This portfolio of two properties spans 1.19 acres of fenced land and boasts 21,373 sf of retail/warehouse space. The main property at 16 E Fleming Road sits on 0.66 acres and has 9,373 SF of retail space consisting of (1) loading dock with roll-up door, (1) 12'x10' roll-up door, (1) 12'x14' roll-up door, office space with restroom, new office addition, updated LED lighting, and new cameras installed in 2023. The second property at 4607 Endover Drive sits on 0.53 acres and has 12,000 SF of warehouse space consisting of (2) 13'x10' entrances, office space and restroom. Call Mickey Griffin to schedule a showing.

PROPERTY HIGHLIGHTS

- Former Farmer's Feed Location
- Updated LED Lighting
- New Cameras Installed 2023
- Fenced Lot w/Pylon Sign
- Traffic Light Intersection

PRESENTED BY:

Mickey Griffin

Director of Corporate Services
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[aronovcommercial.com](https://www.aronovcommercial.com)

3500 Eastern Boulevard
Montgomery, AL 36116

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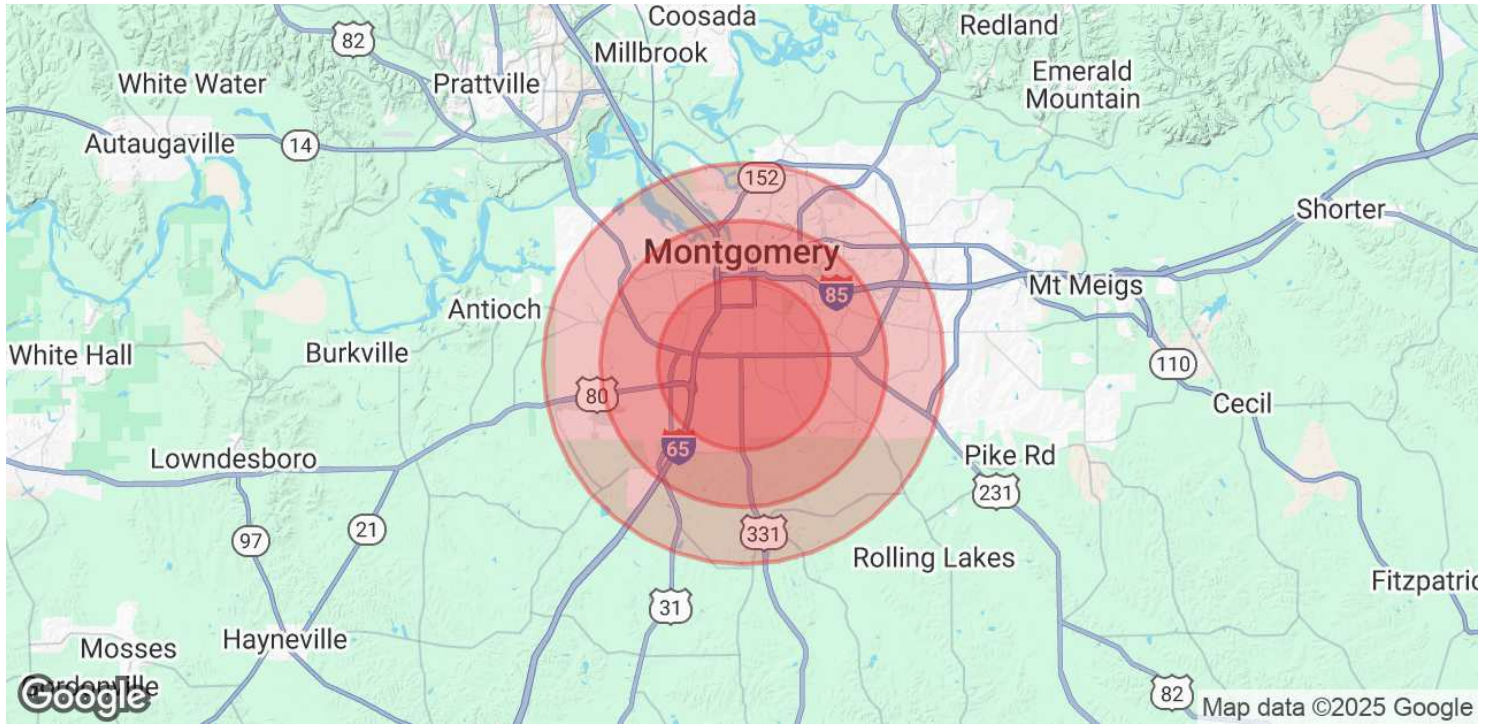
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POPULATION	3 MILES	5 MILES	7 MILES
Total Population	38,713	95,947	143,299
Average Age	41	39	39
Average Age (Male)	39	37	38
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	16,067	39,247	59,637
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$63,951	\$59,159	\$62,313
Average House Value	\$183,161	\$169,263	\$175,645

Demographics data derived from AlphaMap

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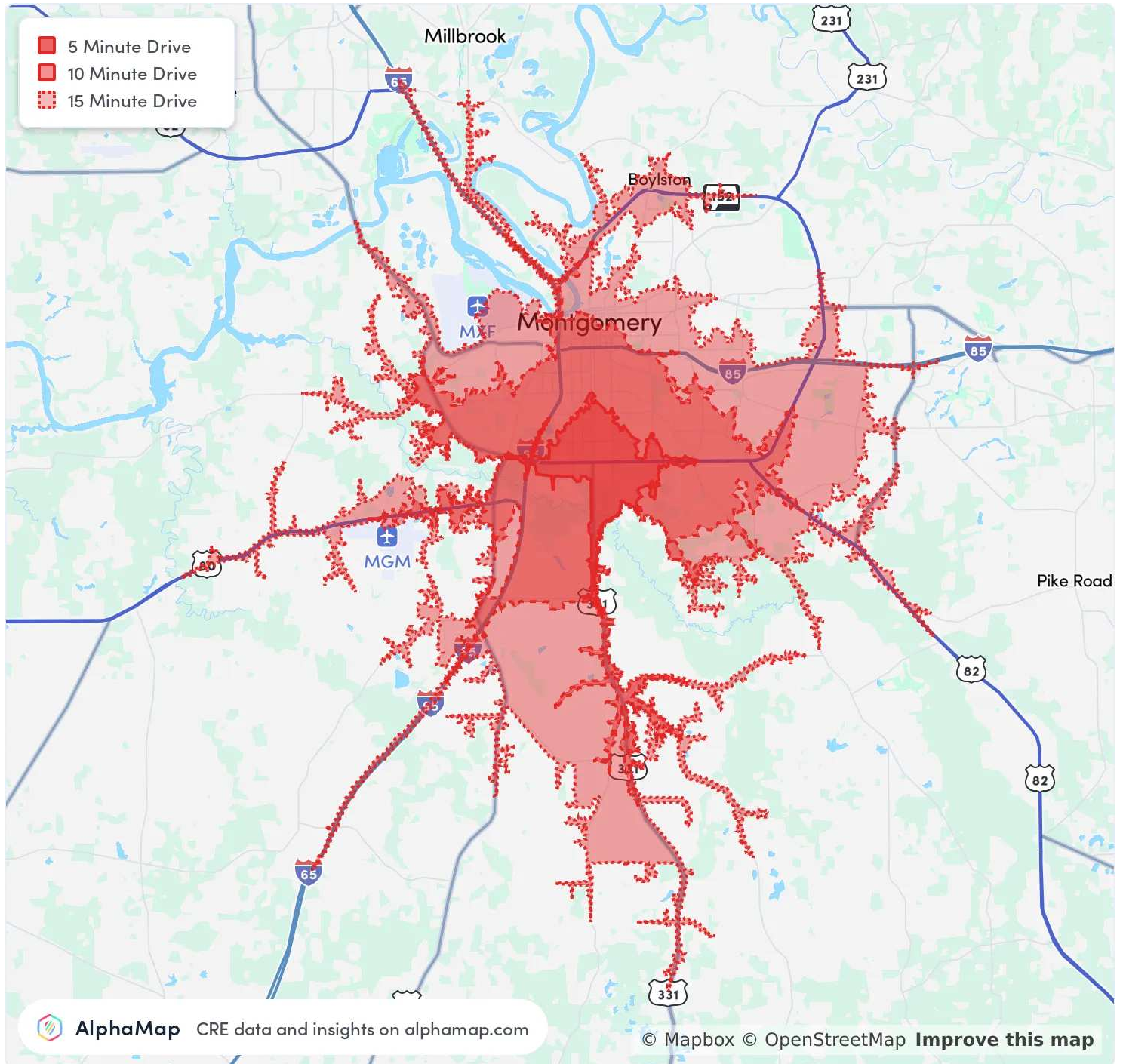
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Map and demographics data derived from AlphaMap

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