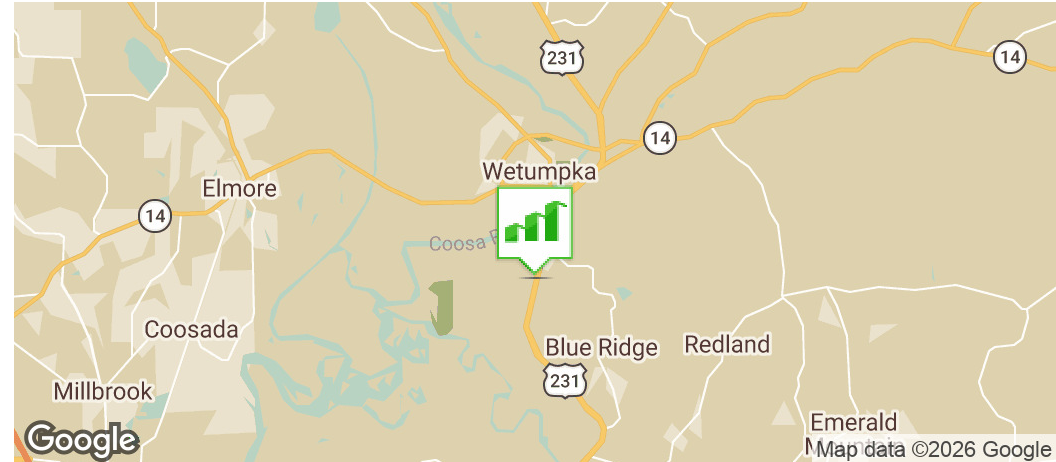


# BIENVILLE SQUARE

4896 US HIGHWAY 231, WETUMPKA, AL 36092

## Executive Summary



### OFFERING SUMMARY

Available SF: 45,630 SF

Lease Rate: Contact Agent

Lot Size: ±7.64 Acres

Building Size: ±60,163

Zoning: B-1 (General Business)

### PROPERTY HIGHLIGHTS

- Newly Renovated Shopping Center with excellent visibility- conveniently located in the heart of Wetumpka
- Big Box Opportunity in growing Community
- Wetumpka has seen 2% population growth for 10 years running
- Center Tenants: Dollar General, Zaxby's, Subway, American Lube Fast, Popeyes
- Major Thoroughfare US Highway 231
- US- Hwy 231 traffic counts of 37,600± VPD
- 0.01± Miles from National Big Box Stores Wal-Mart & Lowes
- 1.0± Miles from Wind Creek Casino
- Be part of Wetumpka's growing business population



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# BIENVILLE SQUARE

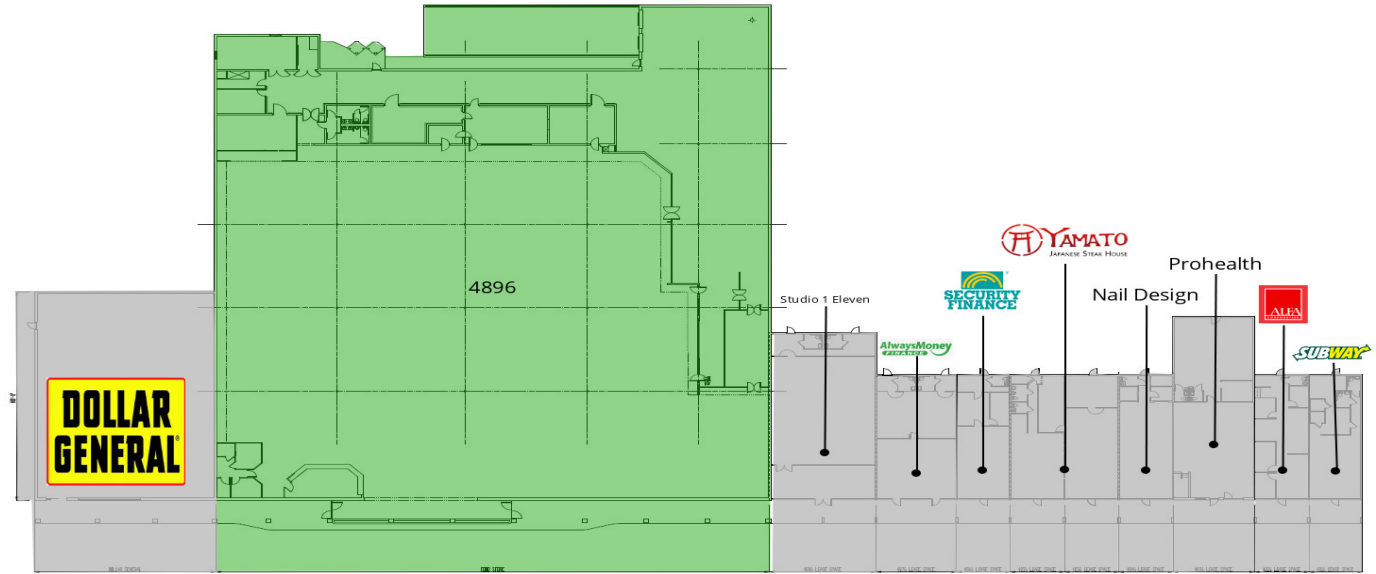
4896 US HIGHWAY 231, WETUMPKA, AL 36092

## Available Spaces

**AVAILABLE**

**LEASED**

- LEASE TYPE** | Negotiable
- TOTAL SPACE** | 45,630 SF
- LEASE TERM** | Negotiable
- LEASE RATE** | Contact Agent



SUITE	TENANT	SIZE	RATE
4896	Available	45,630 SF	Contact Agent

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# BIENVILLE SQUARE

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# Demographics

## DEMOGRAPHIC SUMMARY

4896 US Highway 231, Wetumpka, Alabama, 36093

Ring of 5 miles

### KEY FACTS

13,843

Population

42.3

Median Age



5,183

Households

\$48,601

Median Disposable Income

### EDUCATION

9%

No High School Diploma



32%

High School Graduate



29%

Some College



30%

Bachelor's/Grad/Prof Degree

### INCOME



\$57,274

Median Household Income



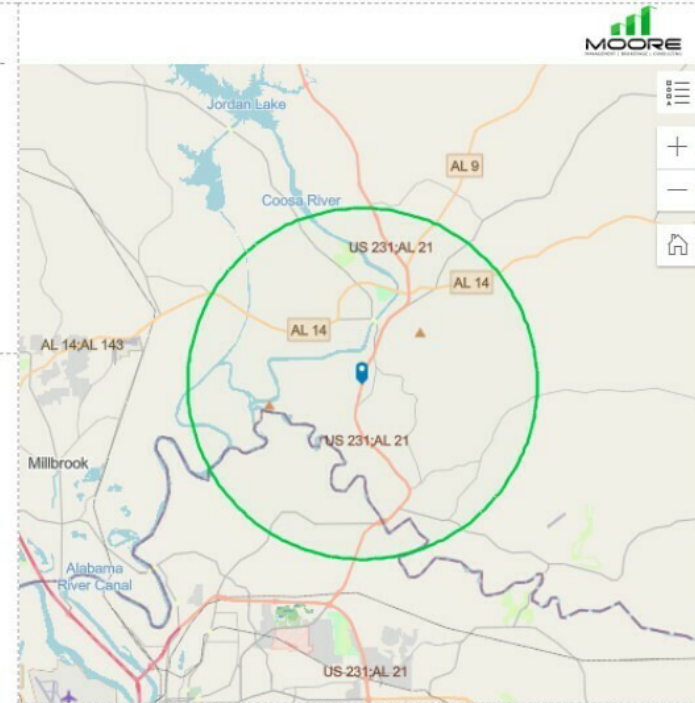
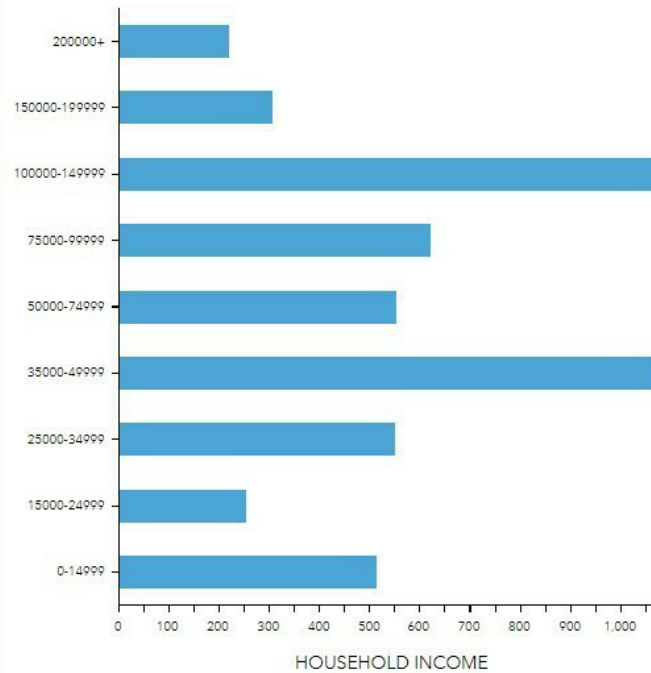
\$31,801

Per Capita Income



\$158,887

Median Net Worth



### EMPLOYMENT

71%

White Collar

19%

Blue Collar

15%

Services

2.9%

Unemployment Rate

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Wetumpka, AL

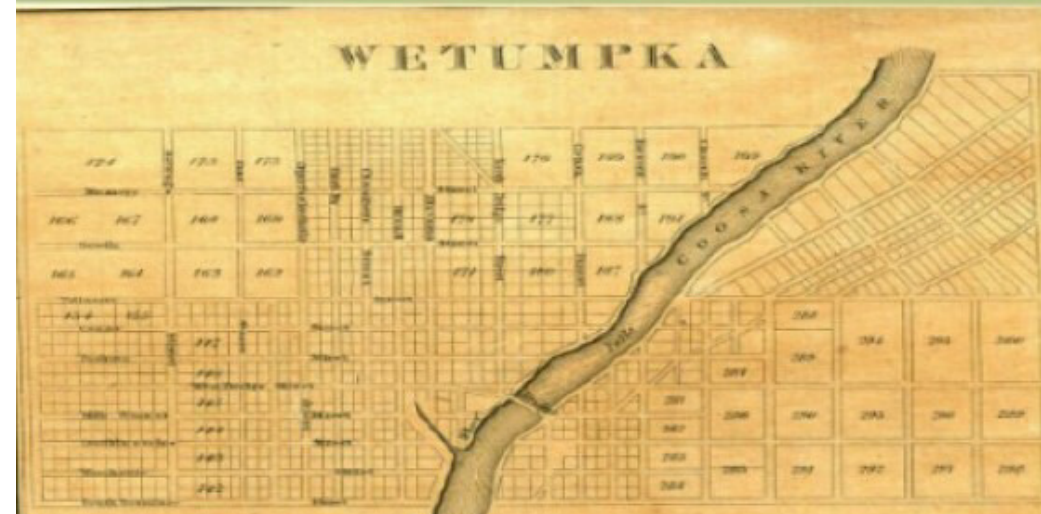
## WETUMPKA, AL-OVERVIEW

Nestled astride the Coosa River just above its juncture with the Tallapoosa, lies the lovely little city of Wetumpka. Framed against the picturesque backdrop of the Appalachian foothills, the thriving community is a study in contrast. From the freshly renovated architecture of the downtown area to the stark beauty of Elmore County's new Judicial Complex...from the elegant facades of vintage homes to the planned graciousness of sparkling modern subdivision.

Wetumpka is a delightful blend of the past and the present. From things to do, to things to see, Wetumpka has something for everyone. Located in Central Alabama, Wetumpka is the County Seat of Elmore County, which is Alabama's third fastest growing county. Wetumpka offers small-town living with the convenience of big-city amenities only minutes away in Montgomery.

Annual Special Events include Christmas on the Coosa, the Coosa River Whitewater Festival, Frontier Days, Riverfest, Earth Day, Adventure Race, and the Coosa River Challenge. Wetumpka Alabama, is the economic center of Elmore County, is located in one of the fastest growth areas in the state. The favorable location, just minutes from the State Capital of Montgomery, provides opportunities in all areas of business and commerce, as well as personal needs.

At the 2020 census there were 87,977 people, 32,856 households, and a 10.9% growth increase from 2010-2020.



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## Retail Map



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