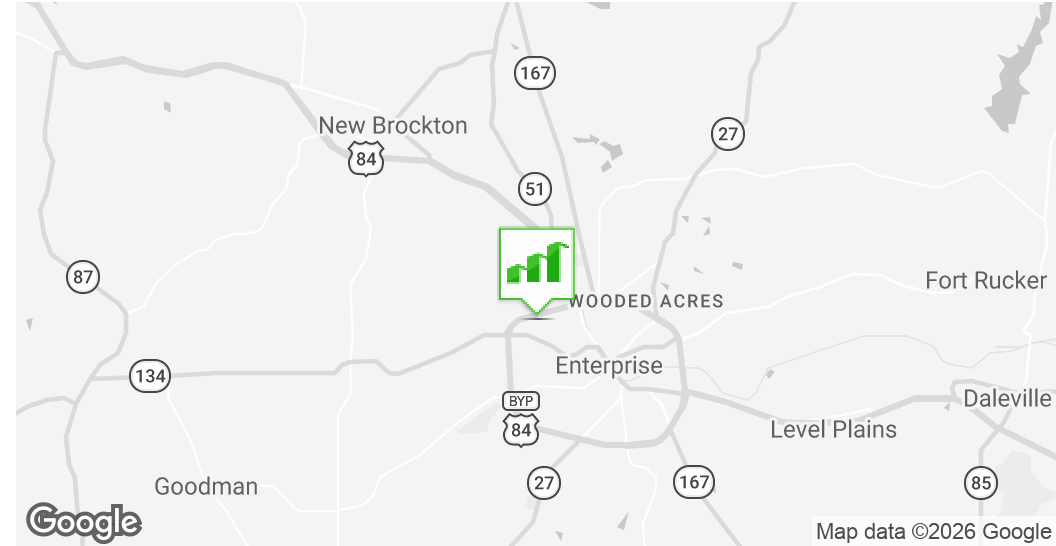


2021 BOLL WEEVIL CIR

ENTERPRISE, AL 36330

FOR LEASE / FOR SALE



PROPERTY DESCRIPTION

Presenting a remarkable leasing opportunity in Enterprise: a 10,706 SF vacant office building with a flexible layout suitable for a variety of uses. Boasting open workspaces and private offices, this property is ideal for office, medical, retail, or service-based tenants. Located on the high-visibility commercial corridor of Boll Weevil Circle, it offers immediate availability for business owners or investors seeking to establish a strong presence.

OFFERING SUMMARY

Lease Rate:	Contact Agent
Sale Price:	Contact Agent
Available SF:	± 10,706 SF
Lot Size:	± 3.08 AC
Building Size:	± 10,706 SF

PERRY PATIÑO

334.531.0125
ppatino@mcrmpm.com

PROPERTY HIGHLIGHTS

- 10,706 SF Vacant Office Building – Immediate availability for owner-users or investors ready to lease and maximize returns
- Parking lot recently sealed and restriped (2026)
- Flexible Layout for Multiple Uses – Configured with open workspace and private offices, suitable for office, medical, retail, or service-based users
- Prime Location on Boll Weevil Circle – High-visibility commercial corridor with steady traffic and strong surrounding business presence
- 15 Minute drive to Fort Novosel (Fort Rucker) - the U.S. Army's primary aviation training installation, supporting over 14,000 active-duty military personnel, 5,000 civilian employees, and tens of thousands of students annually.
- 45 Minute drive to Dothan, AL - the largest nearby city and regional hub for healthcare, shopping, and dining, serving as the primary commercial center of southeast Alabama.

MOORE COMPANY REALTY

312 Catoma Street, Suite 200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com



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Photos



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Photos



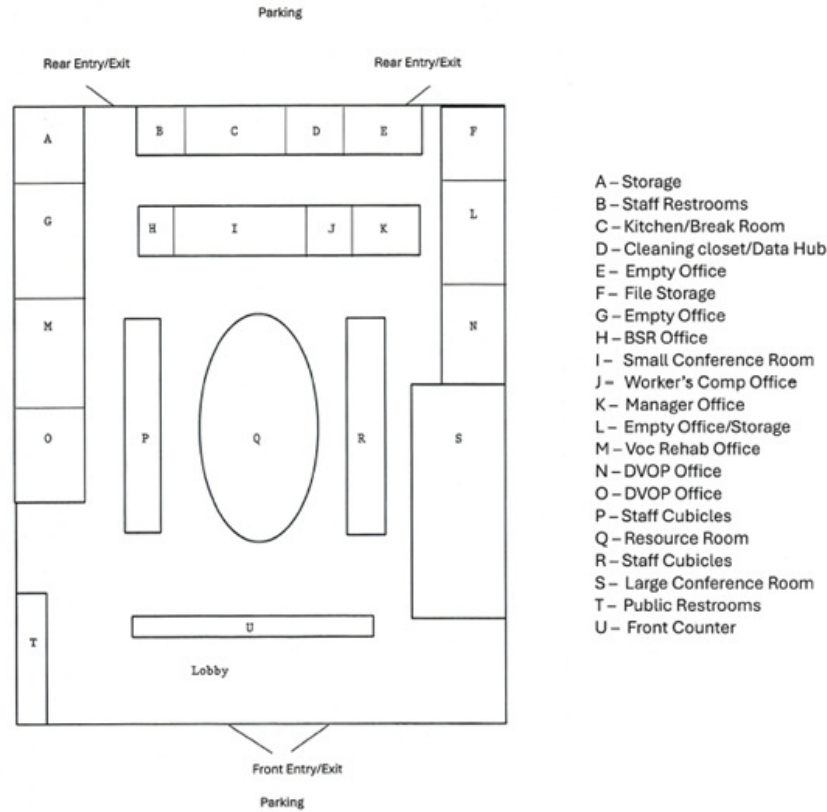
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2021 Boll Weevil Circle	Available	10,706 SF	NNN	Contact Agent

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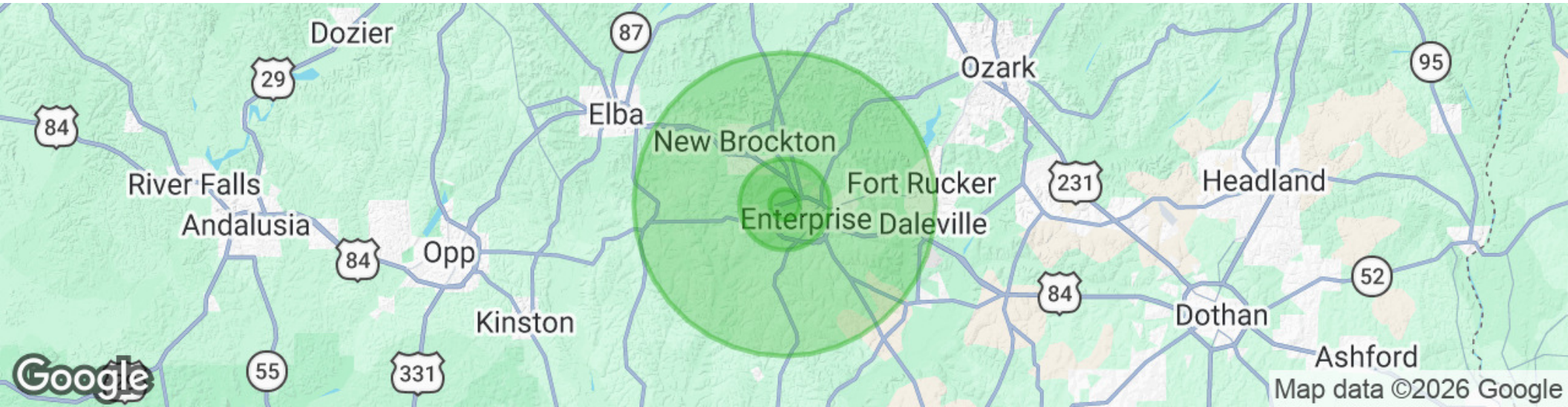
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2021 BOLL WEEVIL CIR

ENTERPRISE, AL 36330

Demographics Map & Report



POPULATION	1 MILE	3 MILES	10 MILES
Total Population	1,222	15,482	49,674
Average Age	32.5	36.6	38.5
Average Age (Male)	29.8	35.0	37.9
Average Age (Female)	34.6	38.0	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	10 MILES
Total Households	408	5,734	19,375
# of Persons per HH	3.0	2.7	2.6
Average HH Income	\$63,201	\$76,307	\$83,490
Average House Value	\$176,272	\$218,446	\$223,247

2023 American Community Survey (ACS)

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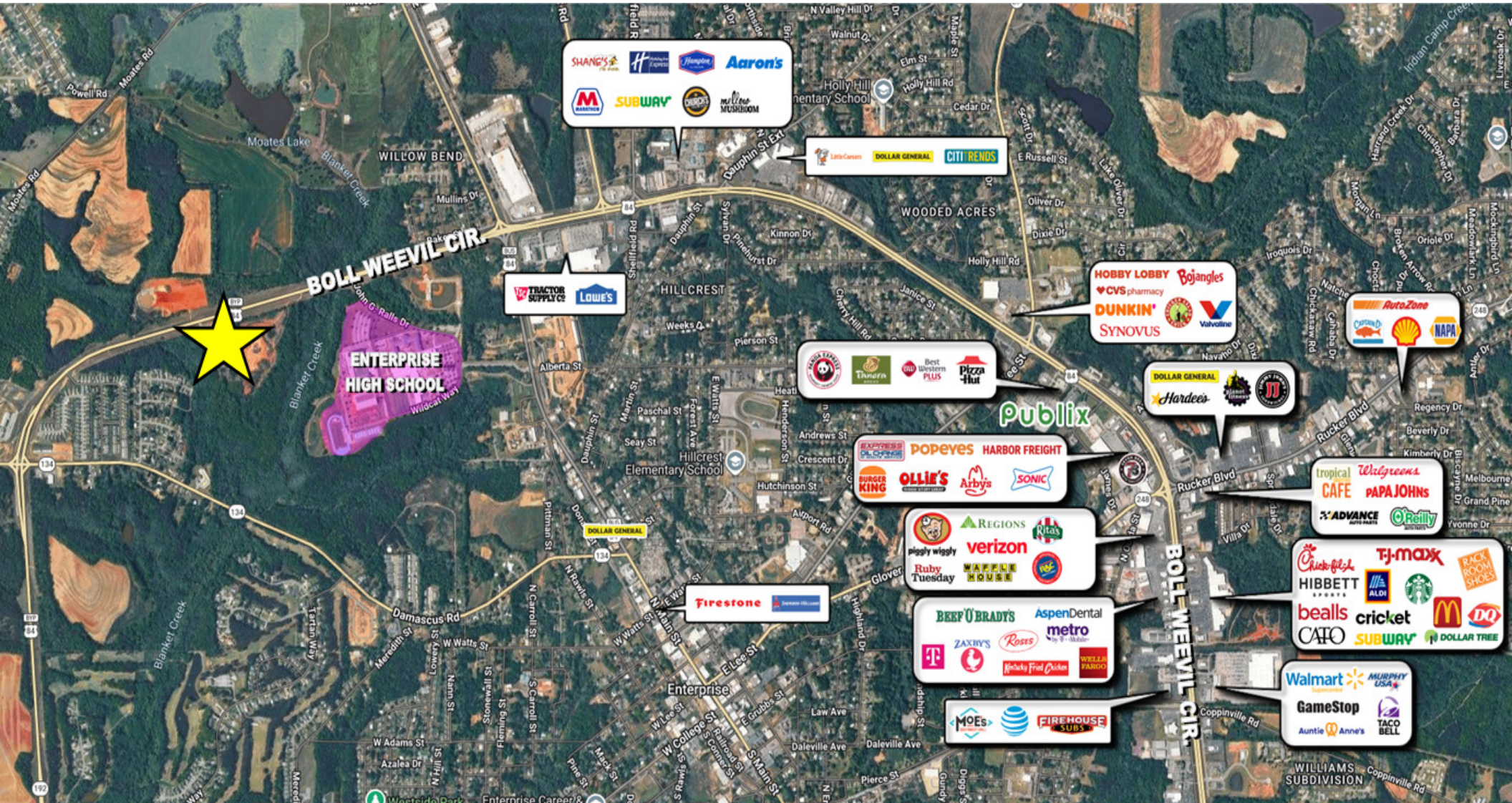
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2021 BOLL WEEVIL CIR

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Retail Map



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