

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,250,000
Building Size:	35,000 SF
Available SF:	4,000 SF
Price / SF:	\$35.71
Year Built:	1947
Renovated:	2026

PROPERTY OVERVIEW

Positioned on a 3.48-acre site with excellent visibility, this prominent 35,000 SF brick commercial building offers a unique opportunity for investors or owner-users seeking a flexible, partially renovated asset with significant upside. The upstairs offers 4,000 +/- SF that has been renovated and is thoughtfully designed for professional office use, featuring 10 private offices, one co-working office, a large conference room, a small conference room, resource room, and a break room ideal for administrative, medical, or corporate operations. The downstairs level also includes 4,000 +/- SF of renovated space with four offices, two restrooms, a conference room, and a large open area that can be configured as a showroom, co-working environment, training space, or spacious reception/waiting area. The remaining square footage is unfinished, providing a blank slate for expansion or custom buildout. The layout and scale of the property make it especially well-suited for a wide range of uses, including a restaurant, bar, canteen, event or banquet space, office suites, or retail concepts, with the flexibility to accommodate a mix of uses under one roof. This property offers a rare combination of move-in-ready office space and substantial value-add potential, making it an excellent fit for users looking to occupy a portion while developing additional income streams, or investors seeking a scalable redevelopment opportunity. For more information or to schedule a tour, contact Paul Hodges at 334-315-1382.

PROPERTY HIGHLIGHTS

- Attractive brick exterior
- Ample on-site parking with room for expansion
- Opportunity to add additional parking or structures
- Strong visibility and accessibility within Alexander City

755 LEE ST. - 35,000 SF MIXED USE OPPORTUNITY | PROPERTY FOR SALE & LEASE

EXTERIOR PHOTOS



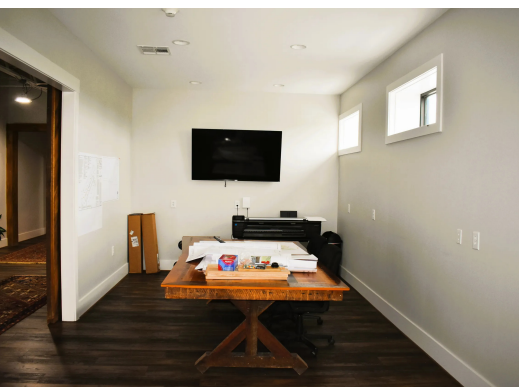
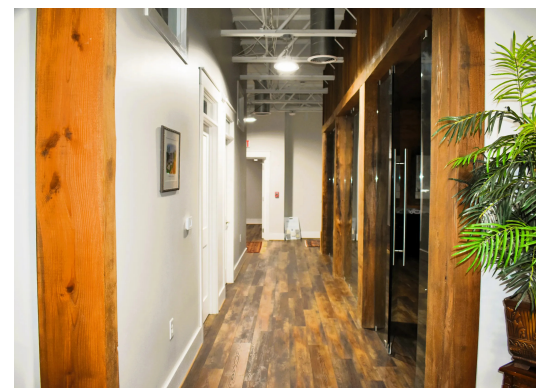
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**THE RIGHT PLACE.
THE RIGHT SPACE.**

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner. Photos digitally cleaned for clarity (debris/weeds removed); no physical features added or altered.

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INTERIOR PHOTOS



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LEASE SPACES



LEASE INFORMATION

Lease Type:	Negotiable	Lease Term:	Negotiable
Total Space:	4,000 SF	Lease Rate:	\$12 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE	DESCRIPTION
755 Lee St. Lower Level 4,000 +/- SF	Available	4,000 SF	\$12.00 SF/yr	The renovated first-floor office space offers 4,000 +/- SF, a flexible and efficient layout suitable for a variety of office or service-oriented users. The space includes four private offices with the potential for additional workspace configuration depending on tenant needs. Positioned for convenient access, the downstairs suite provides ease of entry for clients, customers, or staff and can function well as a standalone office or in conjunction with the upstairs suite for a larger user. This space is ideal for small businesses, satellite offices, or organizations seeking a professional setting with practical functionality.

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LEASE SPACES



SUITE	TENANT	SIZE (SF)	LEASE RATE	DESCRIPTION
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755 Lee St. Upper Level 4,000 +/- SF	Available	4,000 SF	\$12.00 SF/yr	Recently renovated and move-in ready, this 4,000 +/- SF second-floor office suite offers a highly functional layout ideal for professional or administrative users. The space features a well-balanced mix of private offices, collaboration areas, and support amenities. The floor plan includes 10 private offices, one coworking office, one large conference room, one small conference room, a resource room, and a dedicated break room. The thoughtful layout supports both team collaboration and individual productivity, making it well-suited for businesses seeking a turnkey office environment. With updated finishes and a clean, professional feel throughout, this suite is an excellent opportunity for companies looking to establish or expand their presence in Alexander City.
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AERIAL MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	20 MILES
Total Population	13,788	23,791	50,155
Average Age	41.9	43.3	46.2
Average Age (Male)	40.9	42.3	45.4
Average Age (Female)	43.6	44.5	47.3

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	5,676	9,648	20,438
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$61,596	\$67,694	\$78,532
Average House Value	\$131,162	\$170,904	\$231,665

2023 American Community Survey (ACS)