

FOR LEASE/SALE

114 S. Conner Street, Enterprise, AL 36330

NAI TALCOR



Office | 2,548 SF

Office building in downtown Enterprise available for lease or sale. This office building is attractively located just one block off Main Street, near River Bank & Trust, CrossFit, Weevil Play and a variety of shops, cafes and amenities with all that downtown Enterprise has to offer. The spacious layout, updated HVAC systems and ample parking ensure a comfortable and productive environment for your team and clients.

- Available for lease or sale
- Lease: \$2,500/mo + Utilities
- Sale: \$250,000
- Excellent downtown location and easy access
- Multiple offices, conference room, breakroom
- Updated HVAC system
- Front on-street parking
- Tenant Improvements Negotiable

OFFERING SUMMARY

AVAILABLE SF	2,548 SF
RENT	\$2,500 Per Month
SALE PRICE	\$250,000
ZONING	B-2

Demographics	5 Miles	10 Miles	20 Miles
Total Population:	37,955	57,286	111,064
Average HH Income:	\$95,826	\$93,469	\$84,375

✉ **Shannon Auty**
+1 334 406 1161
sauty@talcor.com

✉ **Kenny Whatley**
+1 334 596 7890
kwhatley@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



NAI TALCOR
107 Hidden Glen Way
talcor.com

FOR LEASE

114 S. Conner Street, Enterprise, AL 36330



✉ Shannon Auty
+1 334 406 1161
sauty@talcor.com

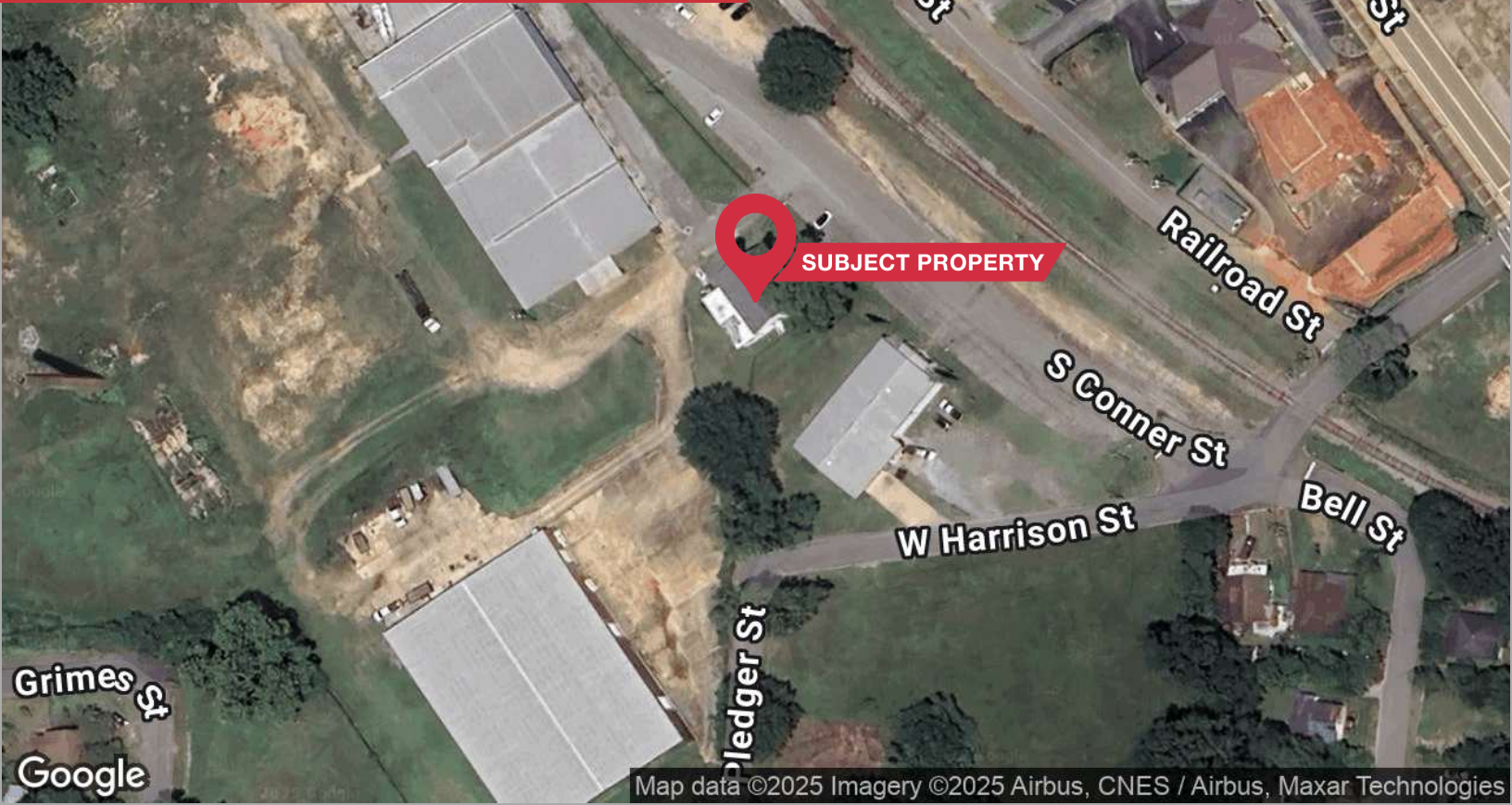
✉ Kenny Whatley
+1 334 596 7890
kwhatley@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

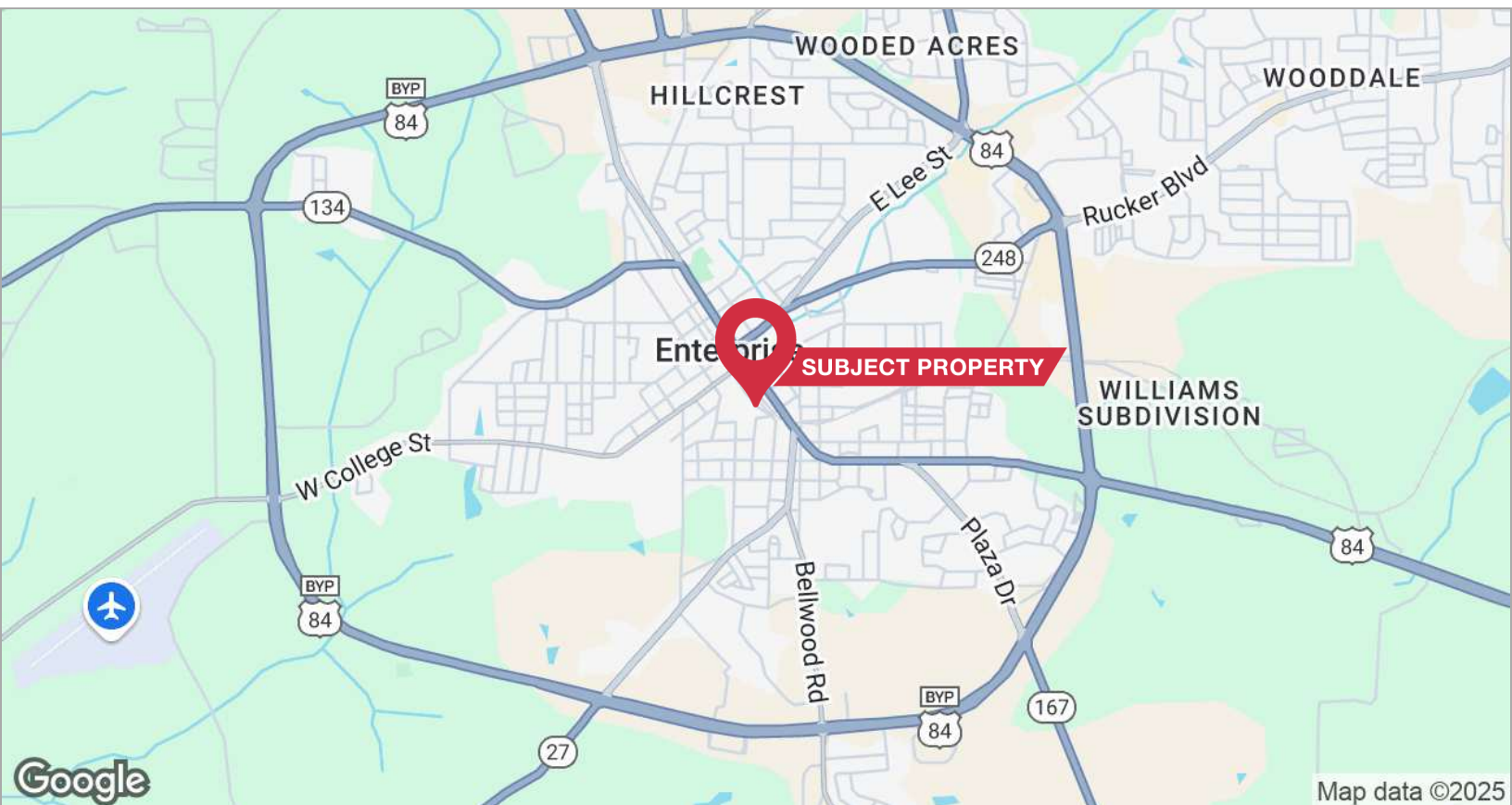
NAITALCOR

LOCATION MAPS

114 S. Conner Street, Enterprise, AL 36330



Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies



Map data ©2025

✉ **Shannon Auty**
+1 334 406 1161
sauty@talcor.com

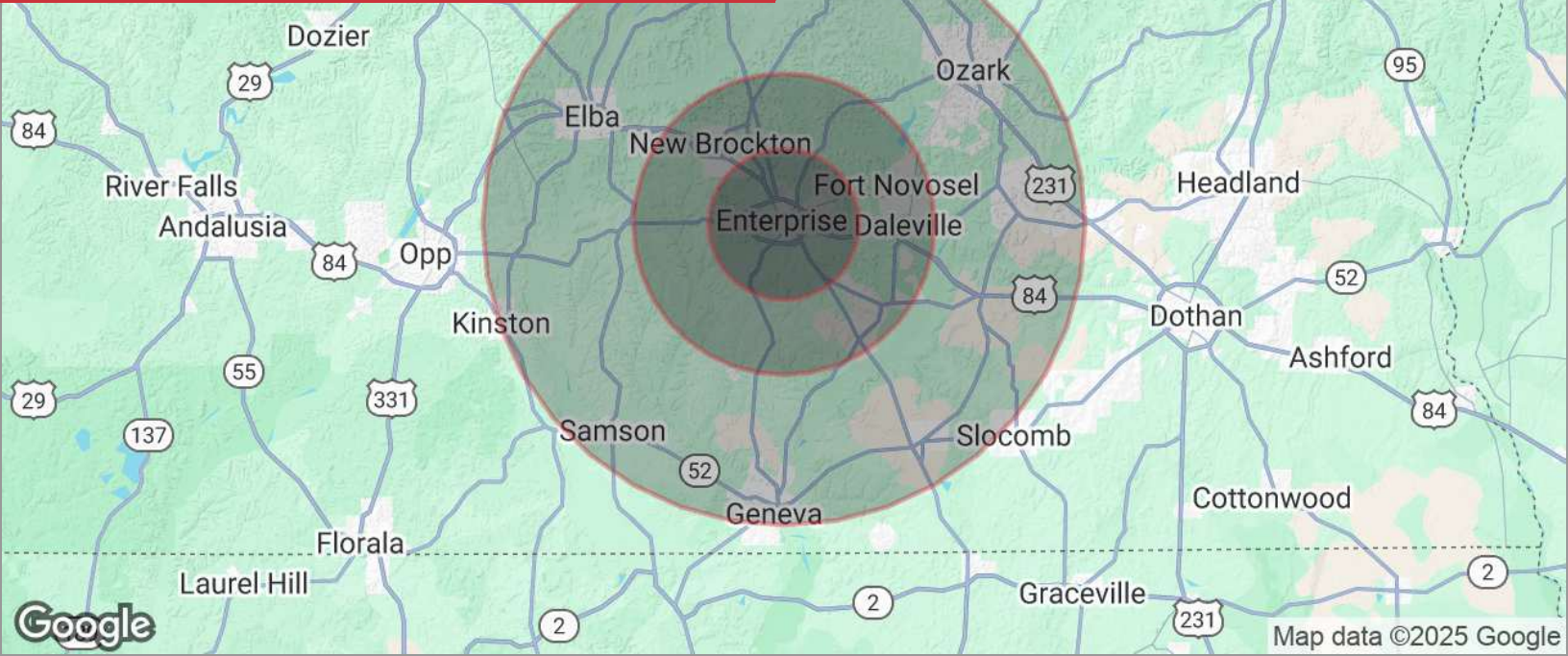
✉ **Kenny Whatley**
+1 334 596 7890
kwhatley@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein. And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NAITACOR

DEMOGRAPHICS

114 S. Conner Street, Enterprise, AL 36330



DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	20 MILES
Total population	37,955	57,286	111,064
Median age	39	38	41
Median age (male)	37	37	39
Median age (Female)	40	39	42
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	15,018	22,572	44,802
# of persons per HH	2.5	2.5	2.5
Average HH income	\$95,826	\$93,469	\$84,375
Average house value	\$237,447	\$216,572	\$200,950

* Demographic data derived from 2020 ACS - US Census

✉ **Shannon Auty**
+1 334 406 1161
sauty@talcor.com

✉ **Kenny Whatley**
+1 334 596 7890
kwhatley@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein. And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice. And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

