



BETSY MARTINEZ
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The buildings containing approximately 3,600 square feet of total area and a parcel of land containing approximately 1.1 acres of land area are located on the corner of Ensley Avenue and Pike Rd near the Birmingham International Raceway in Birmingham, AL. Currently leased and operated by Enterprise Rent-A-Car. Zoned B-2 / 96 Parking Spots



ENSLEY AVE

2509 ENSLEY AVE BIRMINGHAM, AVE 35218



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Disclaimer

Property Overview

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Location

Demographics

Financial Summary

The Confidential Memorandum contains selected information pertaining to the Property but does not purport to be all inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers/tenants may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers/tenants. In this Confidential Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents. This Confidential Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by TenantXpress Inc. or the current Owner/Landlord/Property Management Company. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein. Owner/Landlord/Property Management Company expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Landlord/Property Management Company shall have no legal commitment or obligation to any purchaser reviewing this Confidential Memorandum or making an offer to purchase/lease the Property unless a written agreement for the purchase/lease of the Property has been fully executed, delivered and approved by the Owner/Landlord/Property Management Company and any conditions to the purchaser's/tenant's obligations therein have been satisfied or waived. This Confidential Memorandum may be used only by parties approved by the Owner/Landlord/Property Management Company. The Property is privately offered, and by accepting this Confidential Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Confidential Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Confidential Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of TenantXpress, Inc. or Owner/Landlord. The terms and conditions set forth above apply to this Confidential Memorandum in its entirety and all documents, disks and other information provided in connection therewith.



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Investment Overview

The property has a total of two buildings comprising of a total of 3,600 square feet

Property Details

Year Built: 1983
Building Size: +/- 3,600 sq ft
Lot Size: +/- 1.1 acre



Area Information

The average population within a 1 mile radius is 11,593 and with the average income being \$35,551. Majority of population is of Black race with Whites, Hispanics, Asians, and Others being minorities.

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Property Layout



Property Map

2400 - 2500 Ensley Avenue

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Tenant Information

ENTERPRISE RENT-A-CAR



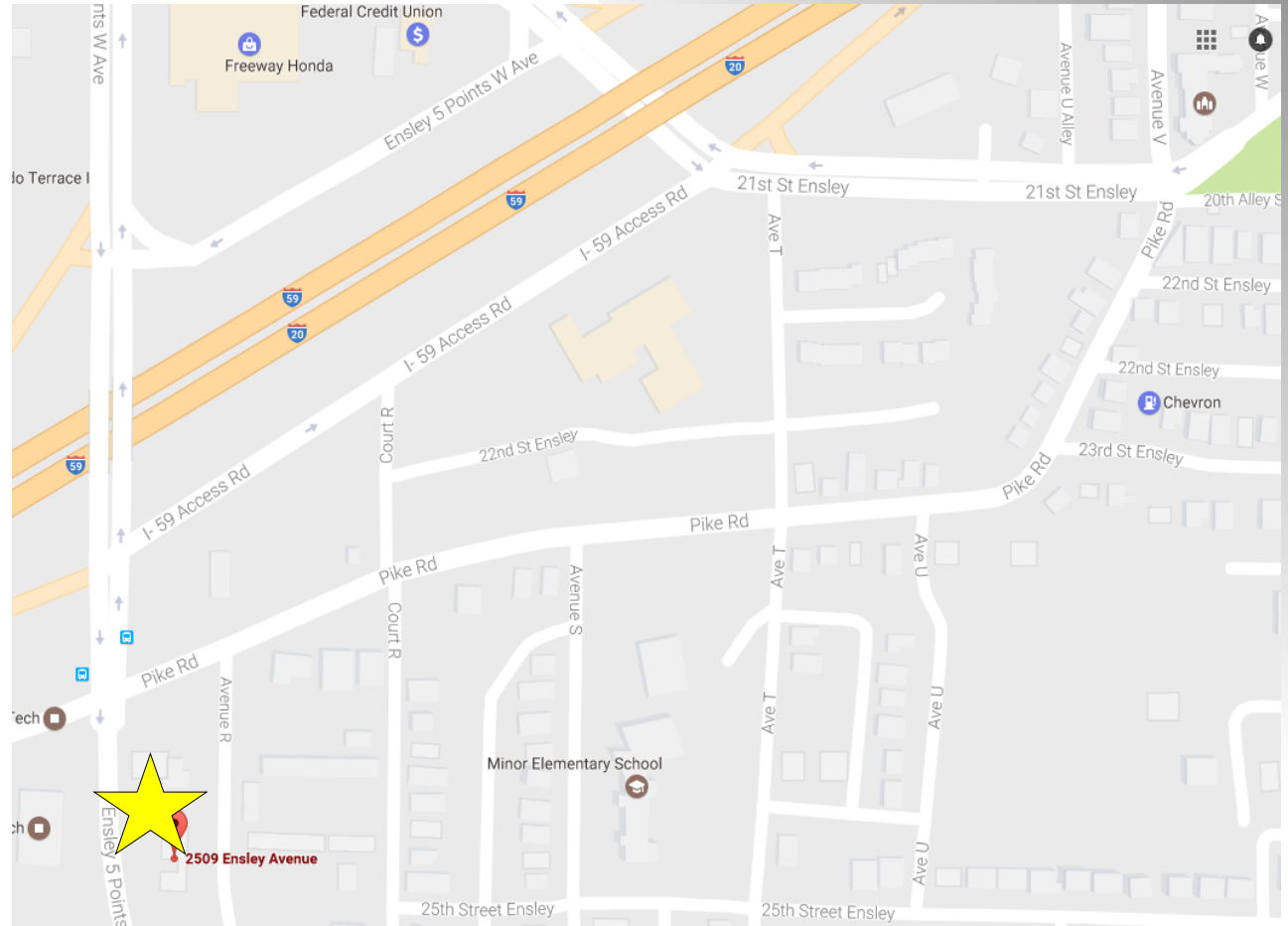


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Demographics

		1 Mile	3 Miles	5 Miles
Population	•Current	11,593	67,594	143,794
	•2010	11,500	67,344	142,926
	•4 year Projection	11,748	68,350	145,313
Housholds	•Current	4,431	26,455	57,592
	•% Owner	2,057	13,514	28,355
	•% Renter	2,374	12,941	29,257
	•4 year Projection	4,493	26,783	58,210
Income	•Average Income	\$35,551	\$37,021	\$41,481
	•4yr Projected	\$36,970	\$38,741	\$44,024
Race	•White	3.7%	5.6%	15.6%
	•Black	93.7%	92.3%	80.0%
	•Hispanic	2.6%	1.9%	3.8%
	•Asian	0.1%	0.2%	0.9%
	•Other	1.3%	0.9%	2.1%

***All information obtained from Site to Do Business (STDB)**



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Property Summary

Building

Year Built:	1983
Building Square Ft:	3,600
Land Parcel (Acres):	1.1

Tenants

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