



Former Fresenius - Enterprise, AL

6004 Boll Weevil Circle

Enterprise, AL 36330



FOR SUBLEASE

Property Highlights

- Former Fresenius Dialysis medical office space available for sublease
- Excellent visibility, multiple access points and ample parking
- Located at the intersection of Boll Weevil Circle (12,000+ VPD) and Bellwood Road (3,000+ VPD) via an access road
- Major area cotenants include Walmart, Joe Hudson Collision Center, DaVita and Ace Hardware
- The market enjoys heavy residential development south of the subject property, east near the Walmart and north west by the high school



SQ FT
6,610



TRAFFIC
12,745 VPD



ACCESS
Highway

Demographics

3 mile

5 mile

10 mile

	3 mile	5 mile	10 mile
Population	14,921	35,189	59,720
Households	6,047	14,068	23,615
Daytime Pop	21,654	34,739	58,265
Med HH Income	\$54,793	\$65,002	\$66,685

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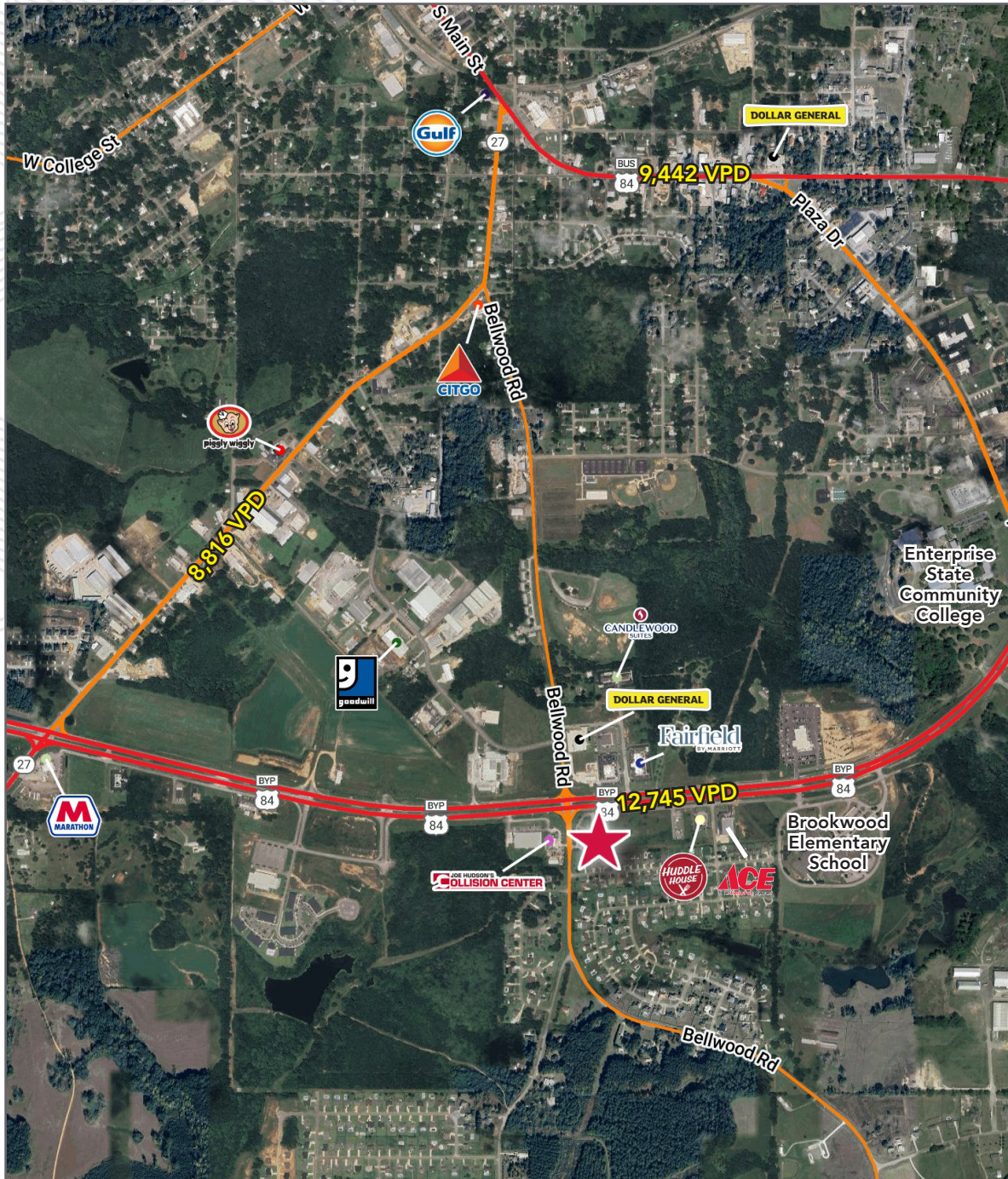


retail specialists

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Market Aerial



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