

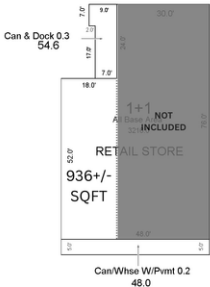
Renovated Commercial Building in Central ...

Retail: Mixed Use For Sale

Prepared on April 15, 2025

1 of 1 Listings

2120 Ringold St, Flomaton, AL, 36441



Listing Details | Retail For Sale

Secondary Uses	Office
Total Available Space	936 SF
Asking Price	\$44,900
Listing Price Per SF	\$47.97
Cap Rate (Actual)	-
Terms	Cash, Conventional, Sba
Possession	Now
Signage	None

Show Instructions	See notes
Vacant	Yes
Available Date	Now
Days On Market	6 days
Date Listed	4/09/2025
Last Modified	4/15/2025
Listing ID	42334952
Parking Spaces	-

Description

Flomaton, AL - Freshly updated and move-in ready—this 936 sq.ft. commercial building has been thoughtfully renovated from top to bottom.

Building Updates & Features:

- All-new electrical
- New 3-ton central A/C unit
- New framing, drywall, flooring, paint
- Renovated bathroom
- A new sidewalk featuring a ramp and handrail
- 10'6" x 15'6" front reception/waiting area
- (3) 11' x 12' offices
- (1) 5' x 10' bathroom
- 10-foot ceilings
- 2 Minutes North of CSX Transportation Office

This solid brick structure offers accessibility and curb appeal. Located directly across from the Town Municipal Office and between a restaurant and a retail store across the street from Barrows Furniture, this high-visibility spot is zoned B1 Business, making it ideal for a range of uses. Street parking adds convenience for clients or customers, and city utilities are already in place. Currently suited for office use, the flexible layout opens the door for a variety of potential ventures—retail, restaurant, day care, garden center, or more. Whatever your business goals, this Flomaton property puts you in the center of it all.

SBA HUBZone Advantage:
This property is located in an SBA HUBZone (Historically Underutilized Business Zone), a federal program designed to stimulate economic development and job growth in designated areas. HUBZone-certified businesses can receive federal contracting advantages, including set-aside contracts and a 10% price preference when bidding on federal projects. This designation enhances the potential for business owners looking to benefit from government incentives while operating in a high-traffic commercial location.

Situated near the Alabama-Florida line and key transportation routes, Flomaton provides businesses with access to regional markets and ease of logistics.

Property Features

Location Details

Address	2120 Ringold St, Flomaton, AL, 36441	Name	2120 Ringold St
County	Escambia	Cross Street	Hwy 29/Sidney E Manning Blvd
Parcels	2408334023005000	Water Frontage	Not present

Building Details

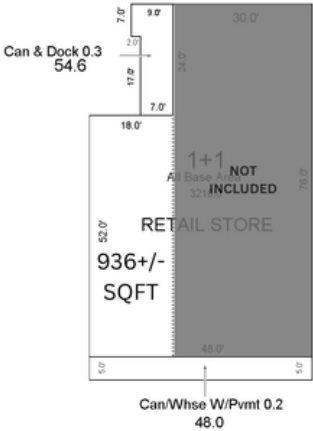
Sub Type	Mixed Use	Parking Ratio	-
Building Status	Existing	Rentable Space	936 SF
Building Size	936 SF	Air Conditioned	Yes
Land Size	0.05 Acres / 2,222 SF	Heated	Yes
Number of Buildings	1	Water	Yes, City
Number of Floors	1	Sanitary Sewer	Yes, City
Year Built	1975	Rail Service	Possible
Occupancy Type	Single Tenant	Rail Provider	Csx
Parking Spaces	-		

Property Listings

1 Listing | 936 SF | \$44,900

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	-	Retail	-	936 SF	\$44,900	Now

Additional Photos



Property Information Sheet

Note: This is just for informational purposes only. It is up to the buyer and/or buyer's agent to verify information. Buyer and or/buyer's agent may be responsible for any related fees.

Property / GPS Address: 2120 Ringold St, Flomaton, AL 36441

Parcel Number: 30 24 08 33 4 023 005.000

Electric Provider: Alabama Power Phone:

Water Provider: Town of Flomaton Phone:

Septic or Sewer: Town of Flomaton

Garbage Services: ☒ Y / ☐ N Provider: Town of Flomaton

Phone: Day of Pick Up:

Trash Services: ☒ Y / ☐ N Provider: Town of Flomaton

Phone: Day of Pick Up:

Internet/Cable: Spectrum Phone:

Gas Provider: Town of Flomaton Phone:

Age of Roof: Unknown Age of HVAC: 6 months

Age of Water Heater: 6 months

Survey: ☐ Y / ☒ N Company: Not sure Phone:

Taxes: \$ 0.00 - 2024

HOA Fees: \$ N/A ☐ Annual ☐ Monthly ☐ Mandatory ☐ Voluntary

Contact:

Always call if you have any questions!

251-368-1063

Ask for your Realtor!

phd
REALTY, LLC.

STATE OF ALABAMA)

ESCAMBIA COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the Undersigned, Ken Jernigan and BUYER, are the owners of the following property:

PARCEL ID#: 24-08-33-4-023-005.000

WHEREAS, there is a shared roof serving the aforementioned property; and

WHEREAS, there is no instrument in writing setting forth the rights and responsibilities of each owner in regard to the roof, and the parties hereto desire to evidence said fact in writing.

NOW, THEREFORE, we the undersigned do agree as follows:

1. That the property described above contains a commercial building that is divided into two separate spaces. See attached plat. Ken Jernigan is the owner of the portion of the building labeled A and BUYER is the owner of the portion of the building labeled B.
2. There is a shared roof and said roof will be used for the benefit of the owners of said aforementioned property, their heirs and assigns.
3. That none of the parties hereto will use said roof in such a manner as to prevent the use of the same by any of the other parties.
4. It is understood and agreed that none of the parties to this agreement, nor their heirs or assigns, shall acquire any interest in the property of the other by the use of said roof.
5. Any expense of maintaining said roof will be divided proportionally between the owners based on the square feet each owns.
6. The parties hereby mutually agree that any necessary maintenance and upkeep expense on the aforementioned roof shall will be divided proportionally between the owners based on the square feet each owns.
7. The parties hereby mutually agree that said roof will be maintained in a good state of repair.
8. In the event of the breach or threatened breach of any provision of the Agreement by the undersigned, the parties shall be entitled to injunctive relief, both preliminary and final, enjoining and restraining such breach or threatened breach. Such remedies shall be in addition to all other remedies available at law or in equity in the State of Alabama, including specific performance.
9. This agreement shall be effective upon execution by Ken Jernigan and BUYER, and shall binding upon the heirs, successors and assigns of the parties hereto and shall run with the land.

10. The rights and obligations herein contained shall inure to the benefit of the parties, their respective heirs, successors and assigns.

IN WITNESS THEREOF, we have hereunder set our hands and seals this the 28th day of April, 2025.

Ken Jernigan
KEN JERNIGAN

BUYER

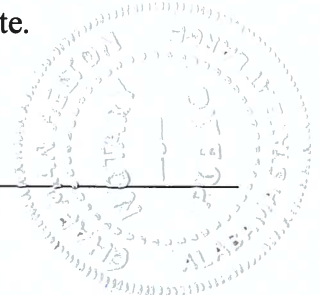
STATE OF ALABAMA)

ESCAMBA COUNTY)

I, Chapman Helton, a Notary Public in and for said County, in said State, hereby certify KEN JERNIGAN, whose name is signed to the foregoing agreement, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of April, 2025.

Chapman Helton
Notary Public



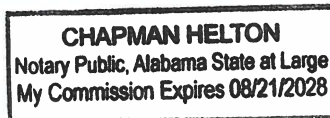
STATE OF ALABAMA)

ESCAMBA COUNTY)

I, _____, a Notary Public in and for said County, in said State, hereby certify buyer, whose name is signed to the foregoing agreement, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ____ day of April, 2025.

Notary Public





WHAT TO KNOW ABOUT THE HUBZone PROGRAM

The HUBZone program fuels the growth of small businesses in historically underutilized business zones (HUBZones) by providing certification for preferential access to federal contracts. The federal government has a goal to award at least 3 percent of all federal contracting dollars to HUBZone-certified small businesses each year.

HUBZone certification qualifies you to:

- Bid on contracts reserved for HUBZone businesses.
- Receive 10 percent price evaluation preference in full and open competition procurements.

HUBZone Program Qualifications

A HUBZone firm must:

- Be a small business according to SBA size standards.
- Be at least 51 percent owned by U.S. citizens OR be a business owned by:
 - Indian Tribal Government
 - Alaska Native Corporation
 - Community Development Corporation
 - Native Hawaiian Organization
 - Small Agricultural Cooperative
- Have a principal office located in a HUBZone.
- Have at least 35 percent of its employees living in a HUBZone.

Full qualification criteria can be found in [Title 13 Part 126 Subpart B](#) of the Code of Federal Regulations (CFR).

View location eligibility:

maps.certify.sba.gov/hubzone/map

HUBZone Certification

1. Review program criteria and application instructions at sba.gov/hubzone.
2. Make sure you have a [SAM.gov](https://sam.gov) account.
3. Register for an [SBA Connect](https://connect.sba.gov) account at connect.sba.gov and request access to the HUBZone portal. View the [instructional video](#).
4. Apply for HUBZone certification in the HUBZone portal.
5. Check your email for time-sensitive instructions to electronically verify your application within 2 business days.
6. Submit **all** requested supporting documentation within 3 business days; your submission cannot be assigned for eligibility review until all required documents are submitted.

Getting the Most Out of the HUBZone Certification

Market Your Business to Federal Buyers

- Become familiar with government contracting requirements and procedures.
- Identify and reach out to federal buyers in your niche market.

Take Advantage of SBA's Resources

- Receive coaching and training about business plans, marketing, government contracting, and financing through SBA's website and network of partners.
- Gain access to further contracting opportunities by combining the HUBZone certification with other certifications for which you qualify, such as 8(a), WOSB, and VOSB.

Utilize the SBA Mentor-Protégé Program

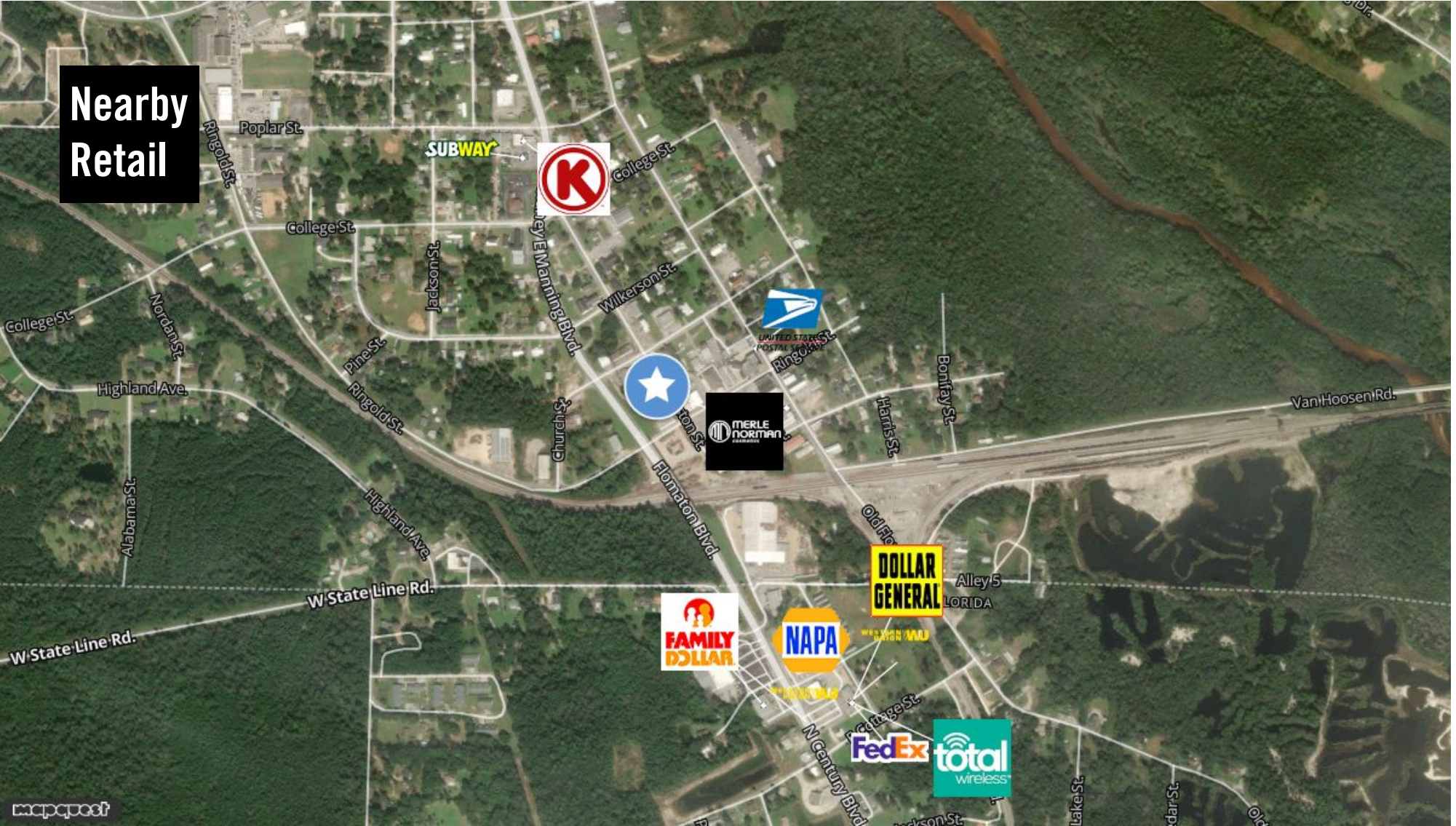
- Enhance capabilities through mentor support.
- Form a joint venture which allows you to compete for contracts as a certified HUBZone enterprise.

Learn about recent improvements to the HUBZone program and read our detailed FAQ at sba.gov/hubzone.



U.S. Small Business
Administration

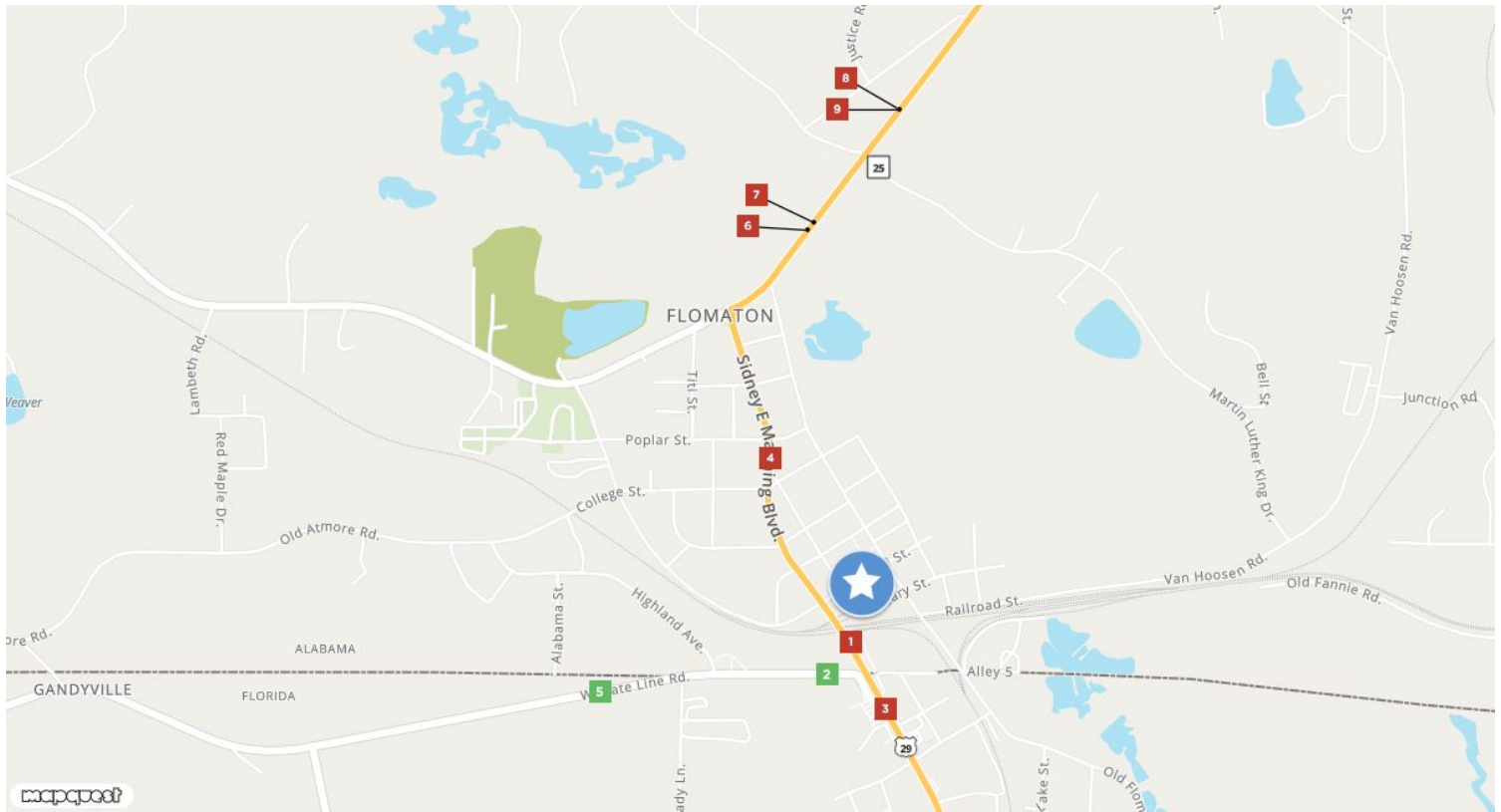
2120 Ringold St





Patty Helton-Davis
patty@phdrealty.com
251-294-2057

Traffic Counts



Floamatn Boulevard 1 Ringold St Year: 2021 11,691 Year: 2020 11,691 Year: 2019 11,748	State Line Rd 2 N Century Blvd Year: 2005 1,700 Year: 1998 1,500	N Century Blvd 3 Green St Year: 1998 11,300 Year: 1997 10,200	Sidney E Manning 4 Poplar St Year: 2021 10,757 Year: 2020 10,757 Year: 2018 11,430	West State Line Road 5 Shady Ln Year: 2022 1,500 Year: 2021 1,500 Year: 2020 1,500
County Rd3 6 Year: 2014 12,730 Year: 2002 3,400 Year: 1996 3,930	US Hwy 31 7 Palafox St Year: 2019 13,827 Year: 2018 13,620	County Road 3 8 Hillview Dr Year: 2020 12,585 Year: 2002 13,810 Year: 1996 13,700	US 29;US 31;AL 113 9 Hillview Dr Year: 2021 12,585 Year: 2019 13,285 Year: 2018 13,285	



Patty Helton-Davis
patty@phdrealty.com
251-294-2057

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 2120 Ringold St, Flomaton, AL 36441

CITY, STATE

Flomaton, AL

POPULATION

4,727

AVG. HH SIZE

2.51

MEDIAN HH INCOME

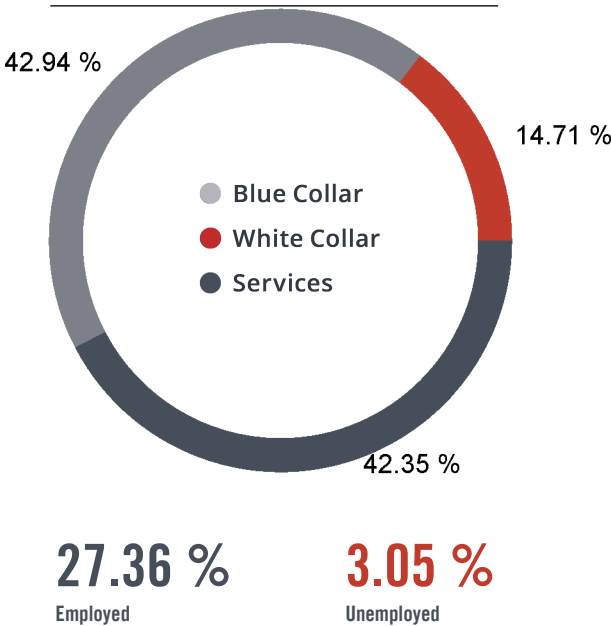
\$37,456

HOME OWNERSHIP

Renters: 362

Owners: 1,155

EMPLOYMENT



EDUCATION

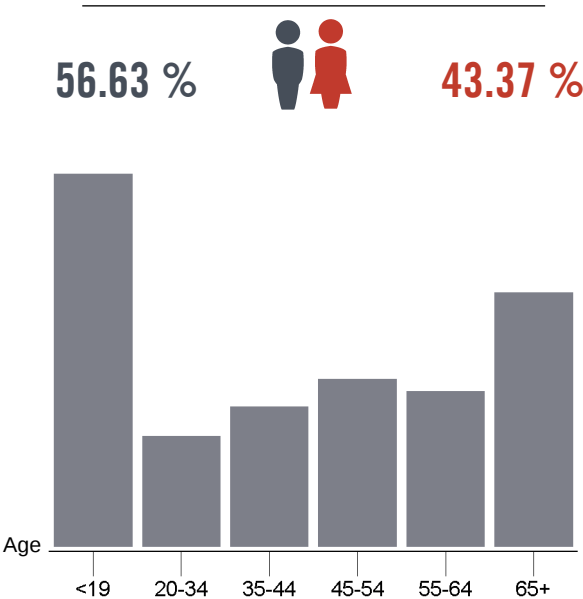
High School Grad: 41.60 %

Some College: 16.92 %

Associates: 4.58 %

Bachelors: 6.06 %

GENDER & AGE



RACE & ETHNICITY

White: 66.89 %

Asian: 0.00 %

Native American: 0.13 %

Pacific Islanders: 0.00 %

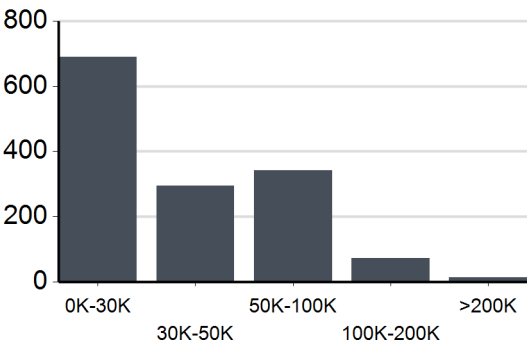
African-American: 30.93 %

Hispanic: 1.07 %

Two or More Races: 0.98 %



INCOME BY HOUSEHOLD



HH SPENDING

