

# PRIME RETAIL SPACE ADJACENT TO KOHL'S

Dothan, AL 36303 | 4401 Montgomery Hwy | Montgomery Highway & Murphy Mill Rd | #1179



- 24,100 +/- SF available adjacent to Kohl's
- Located on Montgomery Highway, the primary route into Dothan
- Great co-tenant that generates high volume of daily customer traffic
- Abundant parking and great visibility

DEMOGRAPHICS	3 MILE	5 MILES	7 MILES	TRAFFIC COUNTS	
2018 POPULATION	22,254	54,119	76,241	Montgomery Highway	29,580 VPD
2018 DAYTIME POPULATION	29,543	65,382	94,384	Murphy Mill Road	8,550 VPD
2018 AVERAGE HH INCOME	\$81,388	\$71,753	\$66,608		
2018 MEDIAN HH INCOME	\$55,268	\$47,095	\$44,420		

AVAILABLE SF:  
24,100 SF

FRONTAGE:  
APPROX 98' 0"

ZONING:  
COMMERCIAL

RATES:  
CALL FOR DETAILS

## AREA ANCHORS



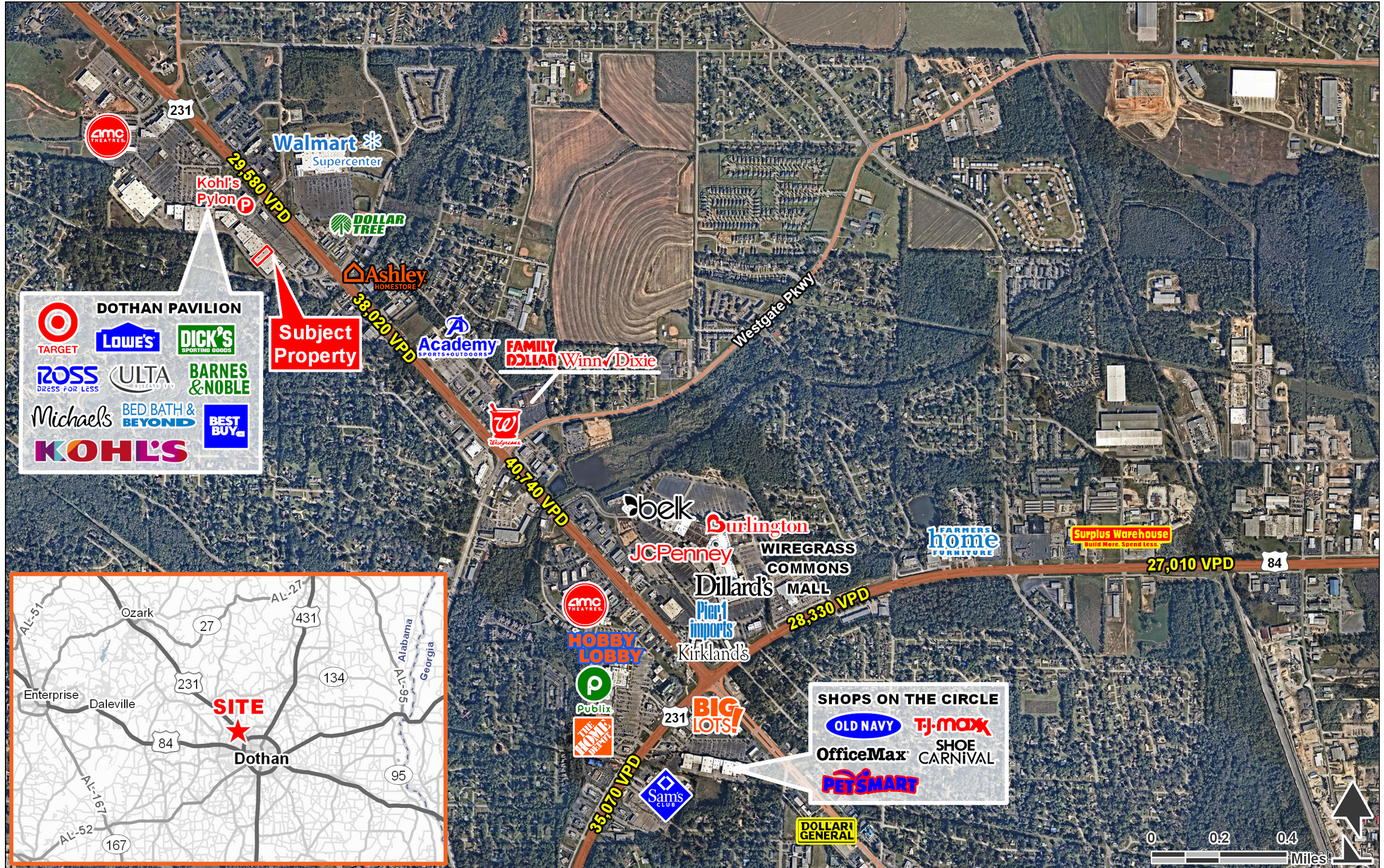
FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT(S):  
KATHY DENNIS, CCIM • kathy.dennis@tscg.com • 205.776.6708

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TSCG

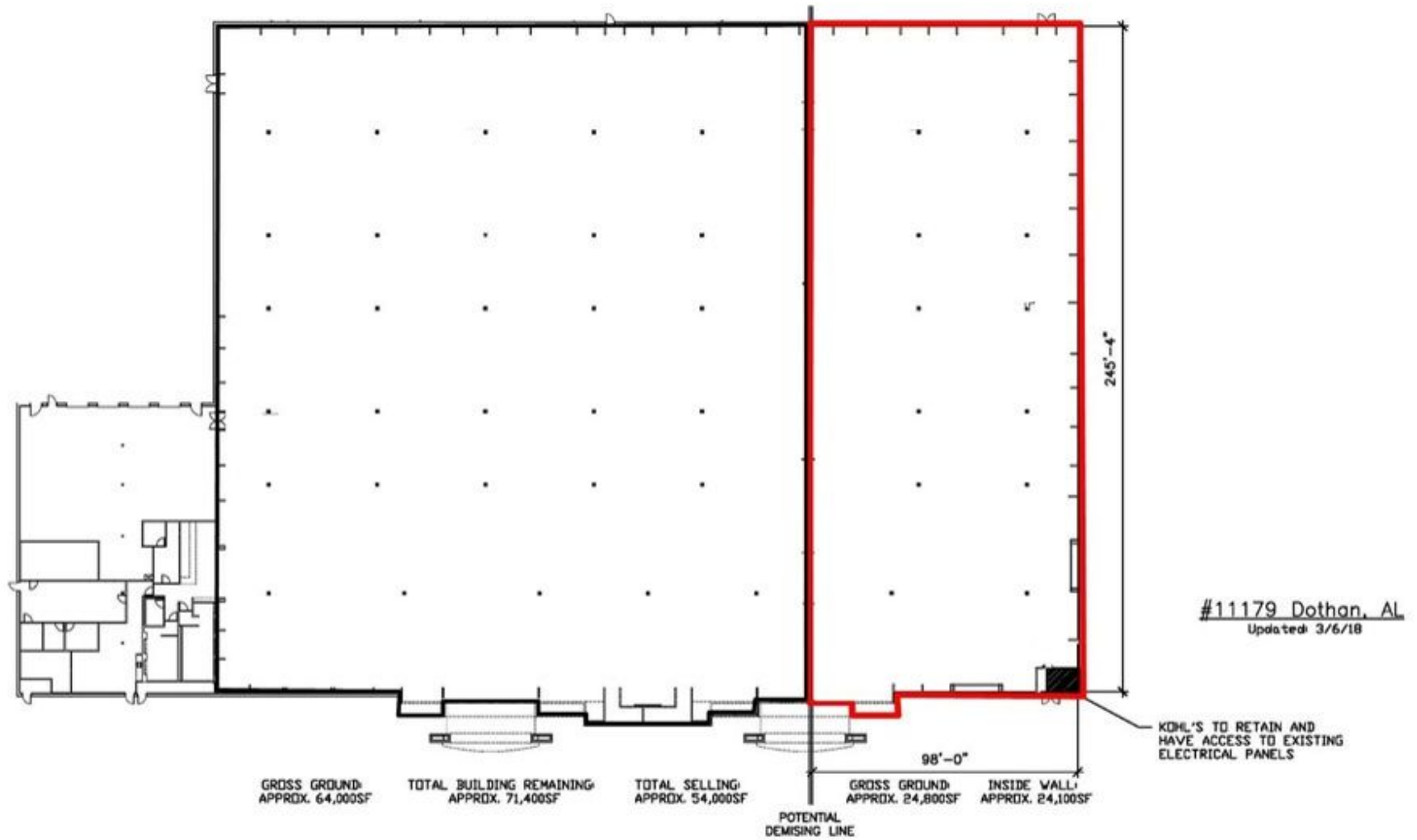
Stan Johnson Co.  
 THE NET LEASE AUTHORITY™

CHAINLINKS  
 RETAIL ADVISORS

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