RETAIL PROPERTY FOR LEASE

RESTAURANT SPACE AVAILABLE

4753 Montgomery Highway, Dothan, AL 36303

EXECUTIVE SUMMARY

LOCATION OVERVIEW

Located on Montgomery Highway, Dothan's dominant retail artery. Approximately 2 miles north of the 638,544 square foot Wiregrass Commons Mall and across highway from Walmart Supercenter.

PROPERTY HIGHLIGHTS

- Available: +/- 8,500 SF freestanding restaurant building, owner will consider leasing the building or ground leasing the property
- Located within Dothan Pavilion, the regional Target anchored power center
- Dothan Pavilion Shopping Center is in one of Dothan's higher income communities with an average household income of over $81,000 within a 3 mile radius.
- Highly visible from Montgomery Highway with a traffic count of 29,580 CPD

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
POPULATION	21,817	52,421	74,880
DAYTIME POPULATION	26,684	63,393	93,330
HOUSEHOLDS	9,049	21,619	30,309
AVERAGE HH INCOME	$81,664	$73,011	$67,537

EXCLUSIVE AGENT(S)

DAVID ASHFORD, CCIM • david.ashford@tscg.com • 205.870.5655

RAY JONES, CCIM • ray.jones@tscg.com • 334.332.8424

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SITE PLAN

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Dothan, Alabama

Major Retail

October 2019

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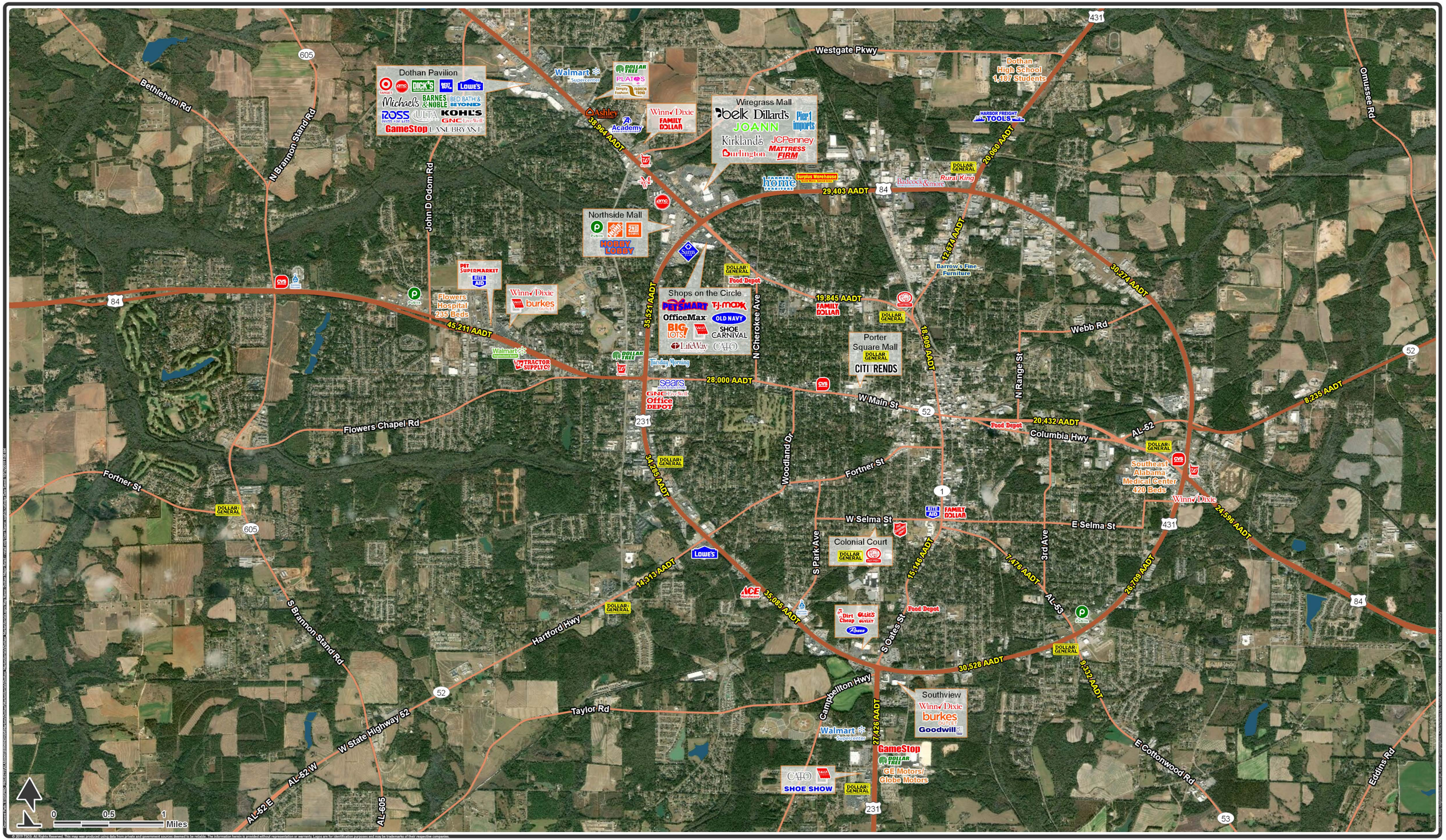

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