

DOTHAN PAVILION

4601 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: 1,387 SF up to 13,800 SF
- Located in one of Dothan's higher income communities with an average household income of over \$81,000 within a 3 mile radius
- Multiple signalized access points onto Montgomery Highway with a traffic count of 29,580 CPD
- Co-tenancy with Lowe's, Dick's Sporting Goods, Kohl's, Ross, Best Buy, and Target

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
POPULATION	21,817	52,421	74,880
DAYTIME POPULATION	28,684	63,393	93,330
HOUSEHOLDS	9,049	21,619	30,309
AVERAGE HH INCOME	\$81,664	\$73,011	\$67,537

EXCLUSIVE AGENT(S)

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
1	Kohl's	0 SF	14	Carmike Theaters AMC	42,705 SF	26	GNC	1,228 SF
2	Dick's Sporting Goods	45,000 SF	15	Available	2,400 SF	27	GameStop	1,500 SF
3	Ross Dress for Less	30,187 SF	16	Cold Stone Creamery	1,200 SF	28	Available	1,387 SF
4	Ulta	10,163 SF	17	Cheesburger Cheesburger	2,400 SF	29	Lendmark Financial Services	1,200 SF
5	Barnes & Noble	27,040 SF	18	Ichiban Sushi & Seafood Buffet	8,480 SF	30	Available	11,400 SF
6	America's Best Contacts & E...	3,203 SF	19	Bed Bath & Beyond	23,403 SF	31	Chico's	2,300 SF
7	Available	3,428 SF	20	Best Buy	30,038 SF	32	Available	6,700 SF
8	Lane Bryant	5,850 SF	21	ATI Physical Therapy	2,200 SF	35	LaParilla Mexican Restaurant	0 SF
9	Target	0 SF	21A	Available	2,122 SF	36	Columbus Bank & Trust	0 SF
10	Luxury Nail Spa	1,260 SF	22	Logan's Roadhouse	8,500 SF	37	Available	4,200 SF
11	Michael's	21,429 SF	23	AllSouth Urgent Care	6,053 SF	37A	ALNG Recruiters	1,200 SF
12	Shoe Station	12,000 SF	24	Moe's Southwest Grill	2,500 SF	38	Available	3,600 SF
13	Lowe's	0 SF	25	Available	1,469 SF			

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