

SHOPPING CENTER SPACE FOR LEASE



OZARK PLACE

OZARK, AL

HOGAN
REAL ESTATE

OZARK PLACE
OZARK, ALABAMA

FEATURES

- + Four suites available for lease: 1,200± SF inline, 1,200± SF inline, 2,400± SF inline and 1,200± SF endcap
- + Outstanding location on U.S. Route 231 in the center of Ozark's main retail corridor
- + Excellent visibility to more than 20,646 vehicles per day with easy access off U.S. Route 231 and ample parking
- + Anchored by Farmers Home Furniture, one of the fastest growing furniture retailers with more than 230 locations in the Southeast
- + National retailers surrounding site include Walmart Supercenter, Tractor Supply Co., Auto Zone, Dollar General, McDonald's and many more

MARKET INFORMATION

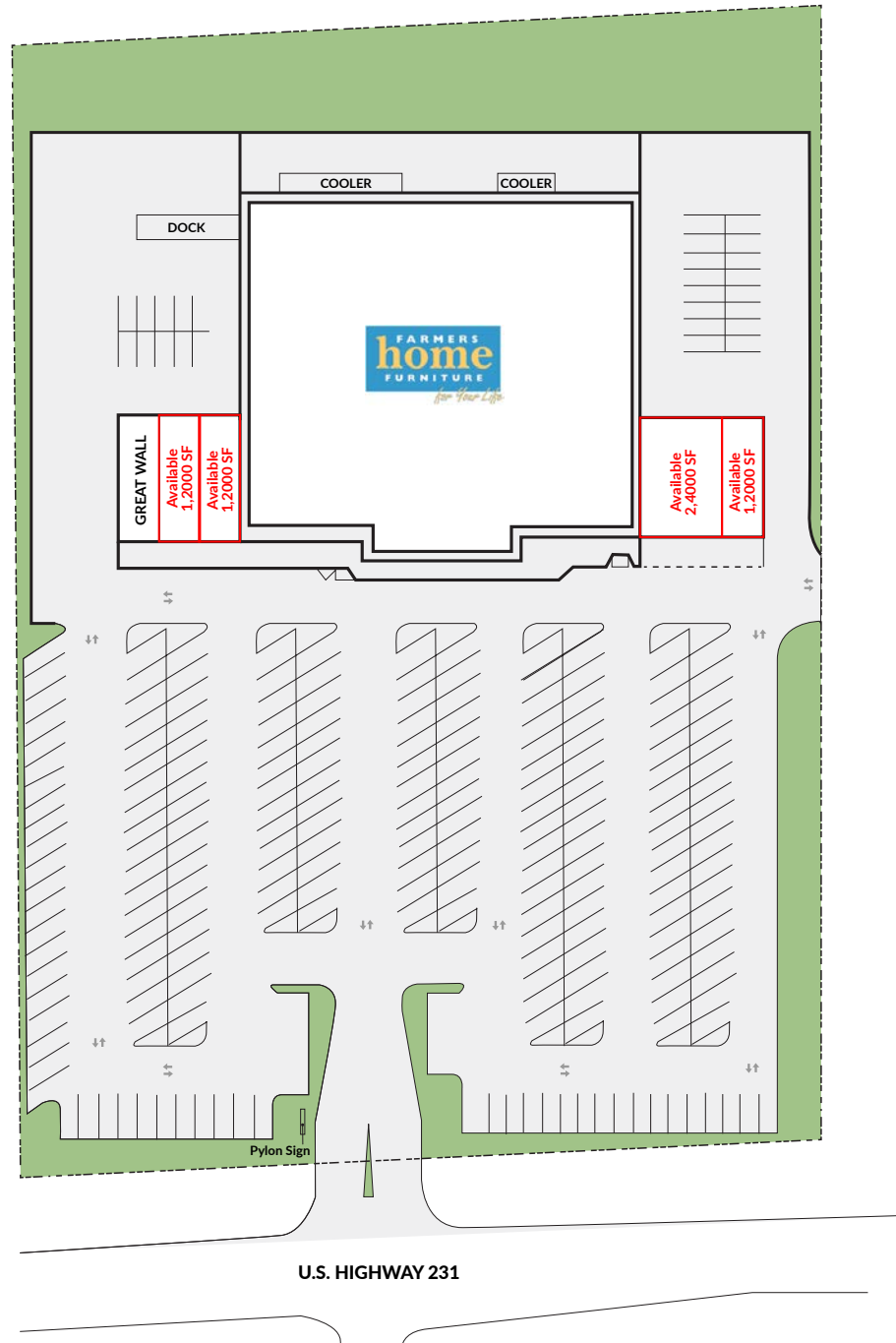
- + Ozark is the county seat for Dale County, AL
- + Ozark abuts Fort Rucker, a 63,000-acre Army post that serves as the primary training base for Army Aviation, with a base population of 4,636
- + Dale County boasts a robust aviation maintenance and services industry with major employers: M1 Support Services (3,800 employees) and Commercial Jet (350 employees)

PROPERTY DESCRIPTION

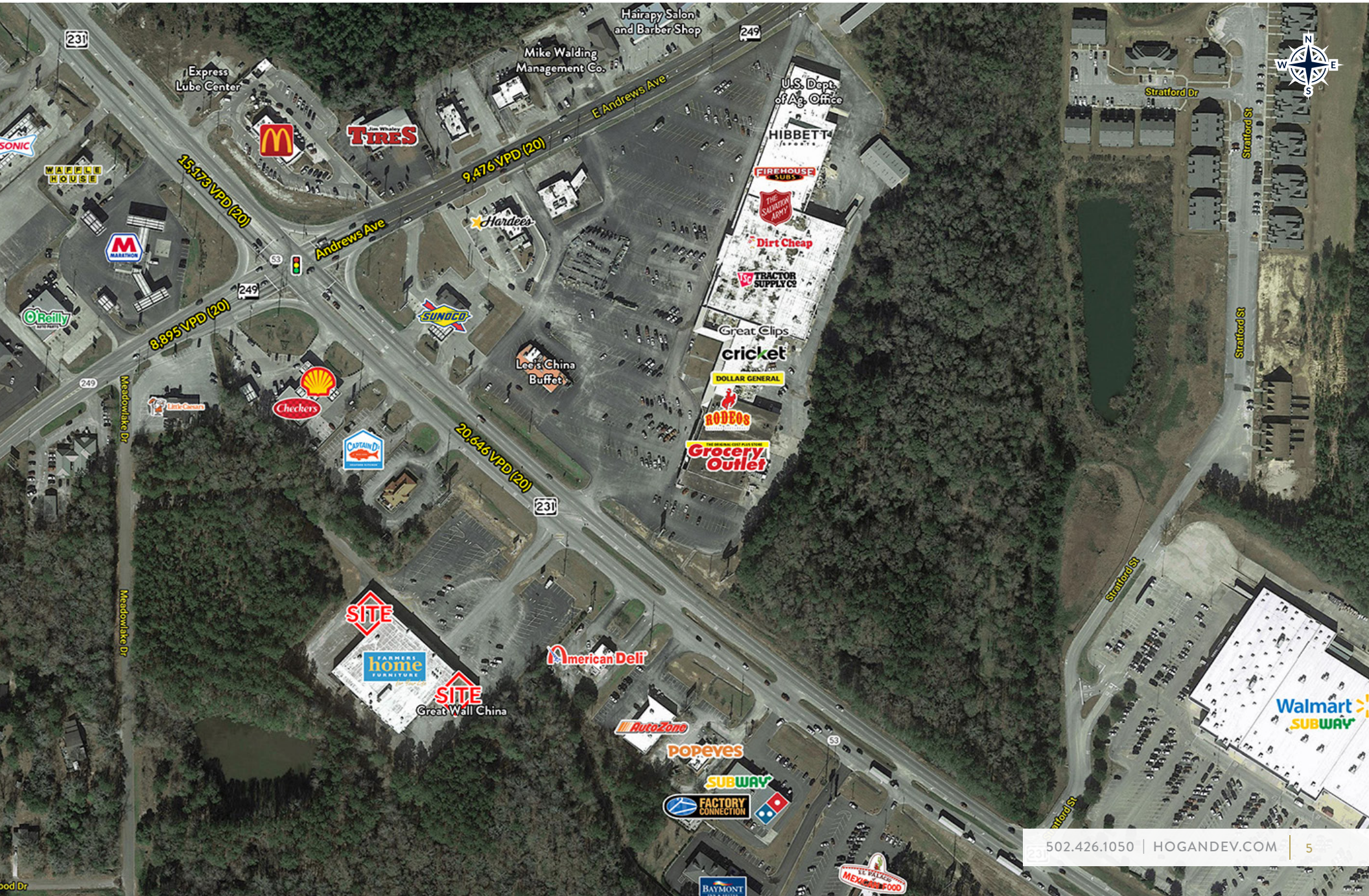


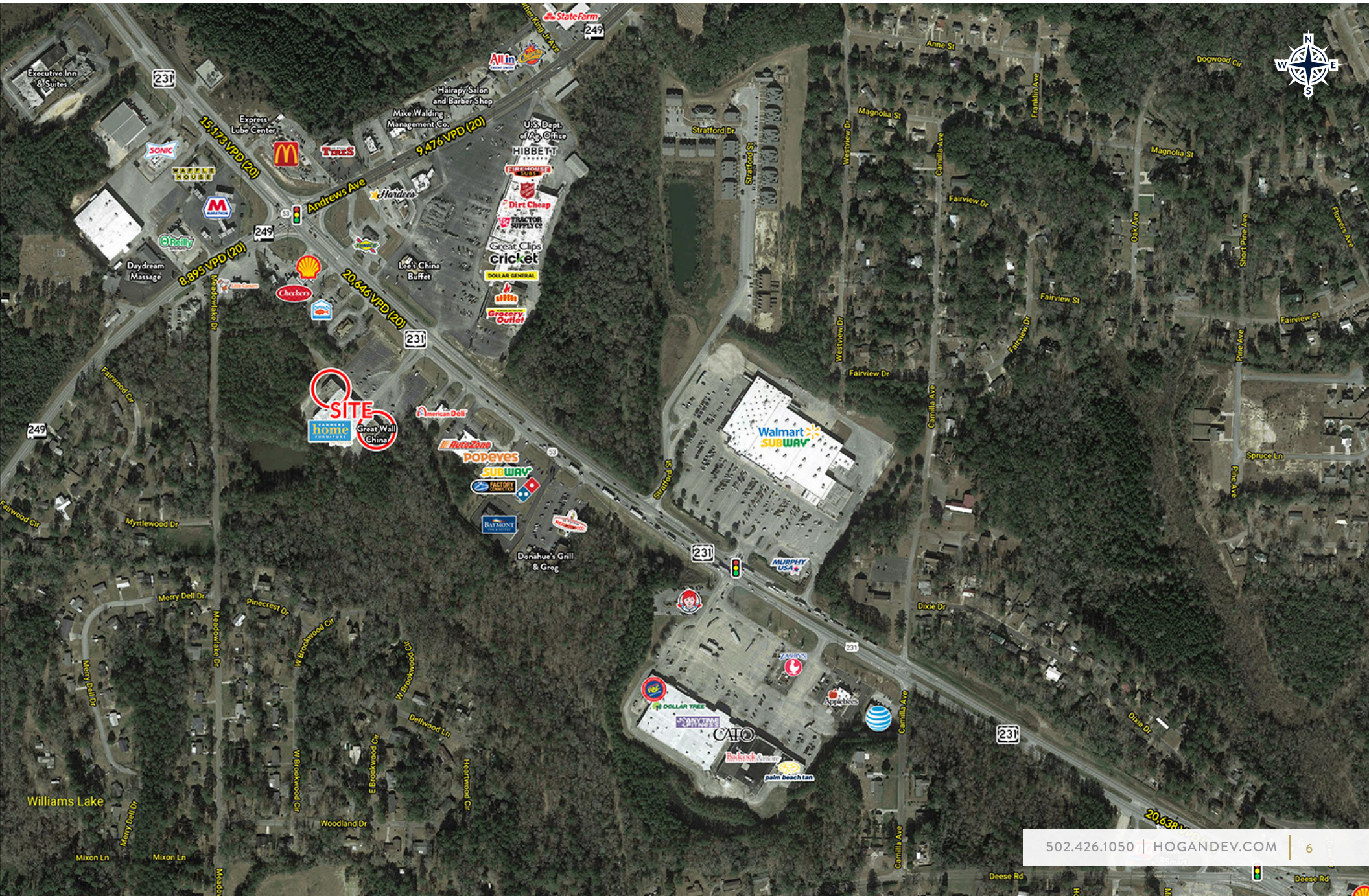
DEMOGRAPHICS

| | 3 Mile | 5 Miles | 10 Miles |
|--------------------------|----------|----------|----------|
| Population | 10,918 | 16,049 | 29,595 |
| Average Household Income | \$52,665 | \$57,466 | \$61,250 |









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