

WIREGRASS PLAZA

1571 WESTGATE PKWY, DOTHAN, AL 36303

FOR LEASE




LOCATION DESCRIPTION

Dothan is the county seat of Houston County and serves as the retail hub for Alabama's Wiregrass region in the southeast of the state. This grocery anchored center is located on Westgate Parkway (13,165 VPD), just off Montgomery Hwy (43,257 VPD), Dothan's primary retail artery.

PROPERTY HIGHLIGHTS

- Available: 9,100 sf space neighboring Winn Dixie grocery store
- Dedicated left turn lane provides good access from Montgomery Highway
- Well positioned on Westgate Pkwy which provides direct access to Dothan's highest earning rooftops.
- Area retailers include Academy Sports, Target, Dick's, Walmart and Dillard's



 DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	26,839	61,512	84,166
DAYTIME POPULATION	38,142	76,387	100,699
HOUSEHOLDS	11,736	26,173	35,393
AVERAGE HH INCOME	\$98,114	\$89,000	\$86,849



WILL VICKERY

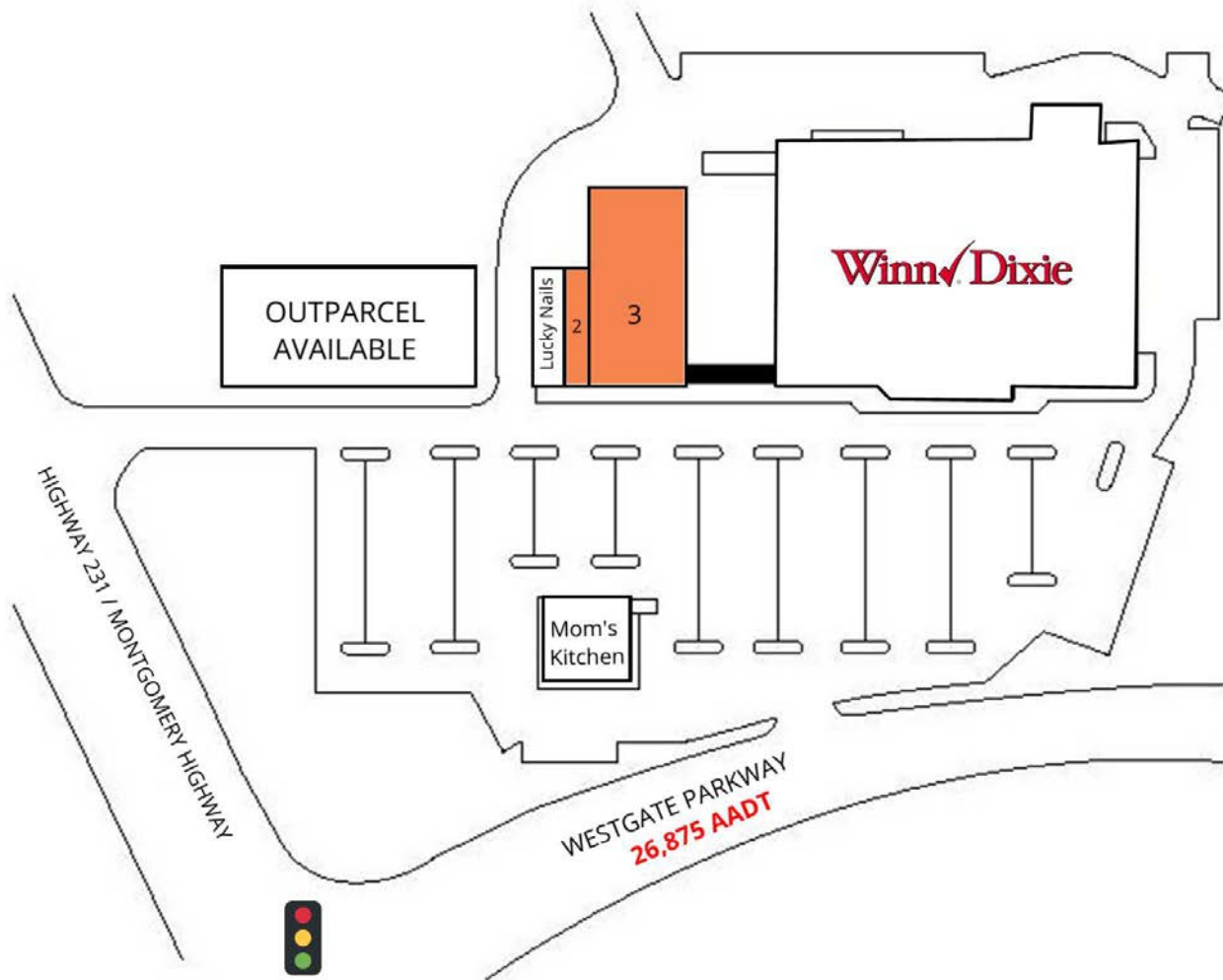
will.vickery@tscg.com

205.776.6720

WIREGRASS PLAZA

1571 WESTGATE PKWY, DOTHAN, AL 36303

FOR LEASE



SUITE	TENANT NAME	SPACE SIZE
1	Lucky Nails	1,600 SF
2	Available	1,600 SF
3	Available	9,100 SF
4	Winn Dixie	45,500 SF
5	Mom's Kitchen	2,500 SF



WILL VICKERY

will.vickery@tscg.com

205.776.6720

TSCG™

Miles

