

3421 ROSS CLARK CIR, DOTHAN, AL 36303

# FAZOLI'S

  
**SPERRY**  
COMMERCIAL  
GLOBAL AFFILIATES™  
FORREST & FIELDS CRE

**DAVID R. CORNELIUS, CCIM**  
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**FORREST & FIELDS CRE**  
1050 WEST MAIN STREET  
DOTHAN, AL 36301



# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

This property presents a prime opportunity for investors or entrepreneurs aiming to establish or expand their presence in Dothan's thriving retail scene. With its strategic location, impressive refurbishments, and key proximity to major retailers and high-traffic areas, this opportunity is poised for success.

## LOCATION DESCRIPTION

The site is on what locals refer to as "Restaurant Row", an area with well-known national restaurants including Longhorn Steakhouse, Cracker Barrel (the first that was not built on an Interstate Highway), IHOP, Captain D's, and Chipotle on one side of the circle and Chick-Fil-A, McDonald's, Schlotskys and Newk's Eatery on the other. Furthermore, the property is located in Dothan's primary retail trade area which includes the Shops on the Circle, Northside Mall, and Wiregrass Commons Mall featuring retailers like Sam's Club, Publix, Home Depot, AMC Theaters, TJ Max, Old Navy, PetSmart, Hobby Lobby, Belk, J C Penny, Dillard's and more.

## SITE DESCRIPTION

The restaurant, +/- 5,296 sq. ft. of space on a +/- 1.88 acre lot, was originally built in 1997 by Ruby Tuesday and was their largest prototype. It was purchased and extensively renovated and improved by a Fazoli's franchisee in 2018, enhancing its overall appeal and functionality. The restaurant has excellent ingress and egress and features a convenient drive-thru and large parking lot.

It should be noted that there has been significant construction activity on Ross Clark Circle since May 2018. This adversely impacted the Fazoli's business but the mostly-completed improvements should greatly benefit new owners. The Alabama Department of Transportation is widening Ross Clark Circle to six lanes having started at a point 1.9 miles south of the site and now in front of the site and continuing to a point 0.7 miles to the north. The project is incorporating ALDOT's access management plan, traffic signal upgrades, lighting installation, and the addition of access roads. These access roads are being constructed on both the inside and outside of Ross Clark Circle from Montgomery Highway to Meadowbrook Drive to more safely serve the shops and dining venues. Each service road will access near Montgomery Highway on the northern end and near Meadowbrook Drive on the southern end, allowing traffic to flow in either direction.

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By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature, will be held in the strictest confidence and shall be returned to Sperry Commercial Global Affiliates, LLC upon request; (b) You shall not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of Sperry Commercial Global Affiliates, LLC or Owner; and (c) You understand and agree that Sperry Commercial Global Affiliates, LLC represents Owner and not You and (iv) this Memorandum and this information contained therein shall not be used by You in any way that is detrimental to Owner, Sperry Commercial Global Affiliates, LLC or SperryCGA. Neither Sperry Commercial Global Affiliates, LLC, SperryCGA nor Owner shall have any obligation to pay any commission, finder's fee, or any other compensation to any broker or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed confidentiality agreement from such persons and providing a copy of such agreement to Sperry Commercial Global Affiliates, LLC.

The Owner expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to Purchase or Lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice which may arise as a result of review of the Memorandum.

The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

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# PROPERTY INFORMATION



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# PROPERTY INFORMATION

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$2,350,000
Building Size:	5,296 SF
Lot Size:	1.88 Acres
Price / SF:	\$447.11
Year Built:	1997
Renovated:	2018
Zoning:	B-2 Highway Commercial
Traffic Count:	31,591

### PROPERTY OVERVIEW

This building showcases an impressive list of renovations completed in 2018, delivering modernized features and elevating its overall appeal. Some of these renovations include a new rooftop air conditioning system, upgraded hoods, fire suppression system, high-capacity gas hot water heater, a revamped interior with new flooring, updated interior wiring and lighting, and a modernized kitchen with 95% new equipment. Additionally, brand-new digital message boards, advanced digital menu displays, and interactive point-of-purchase systems were installed along with the creation of private dining spaces with movable partitions. These upgrades enhance the overall dining experience and create a turnkey, fully operational environment for a new owner/user. Some proprietary equipment will not convey, other FF&E is negotiable.

### LOCATION OVERVIEW

The site is on what locals refer to as “Restaurant Row”, an area with well-known national restaurants including Longhorn Steakhouse, Cracker Barrel (the first that was not built on an Interstate Highway), IHOP, Captain D’s, and Chipotle on one side of the circle and Chick-Fil-A, McDonald’s, Schlotzskys and Newk’s Eatery on the other. Furthermore, the property is located in Dothan’s primary retail trade area which includes the Shops on the Circle, Northside Mall, and Wiregrass Commons Mall featuring retailers like Sam’s Club, Publix, Home Depot, AMC Theaters, TJ Max, Old Navy, PetSmart, Hobby Lobby, Belk, J C Penny, Dillard’s and more.

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# PROPERTY INFORMATION

## COMPLETE HIGHLIGHTS



### LOCATION INFORMATION

Building Name	Fazoli's
Street Address	3421 Ross Clark Cir
City, State, Zip	Dothan, AL 36303
County	Houston
Nearest Airport	Dothan Regional Airport

### BUILDING INFORMATION

Tenancy	Single
Number of Floors	1
Year Built	1997
Year Last Renovated	2018
Condition	Good
Free Standing	Yes
Number of Buildings	1

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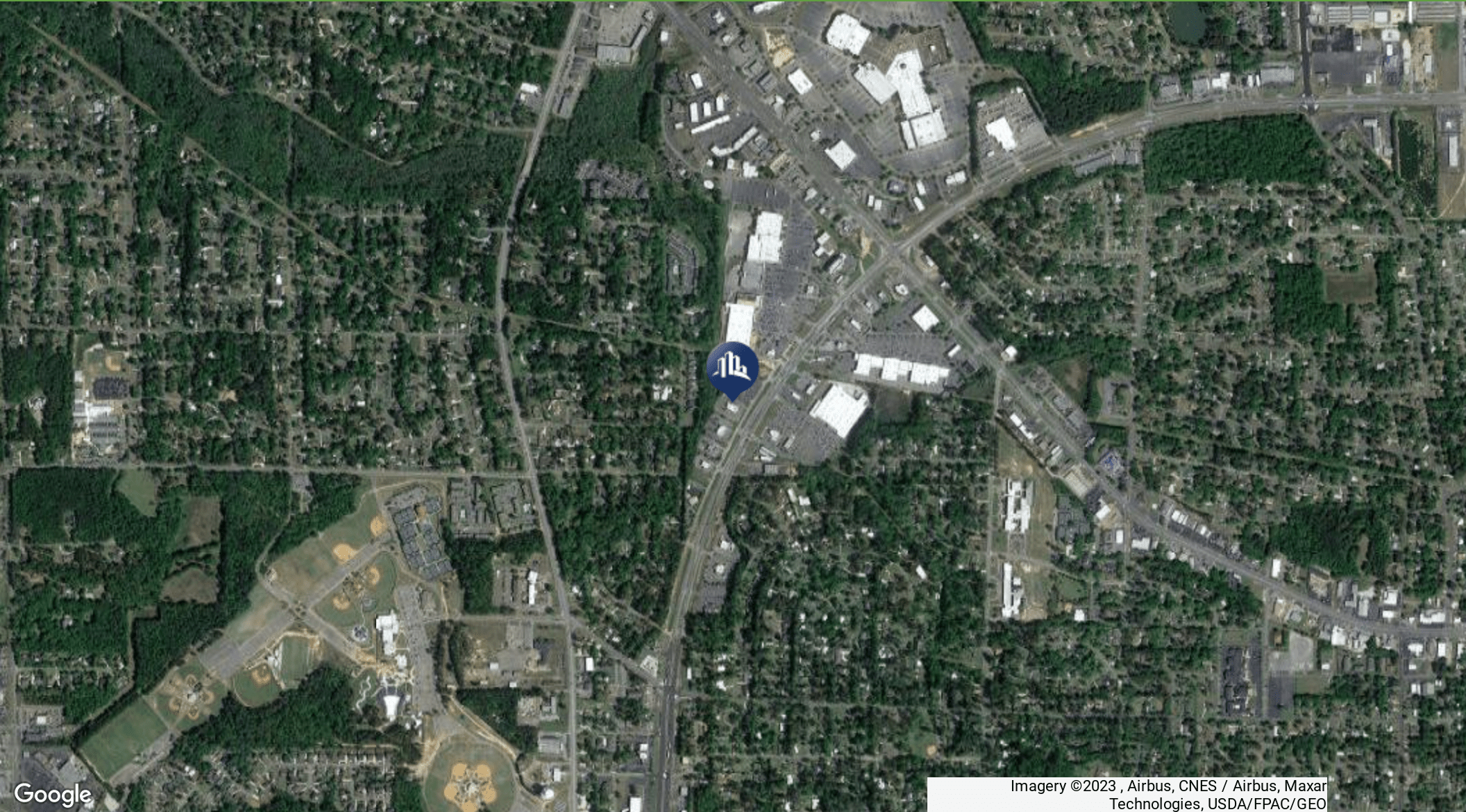


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# LOCATION INFORMATION

## LOCATION MAP



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# DEMOGRAPHICS



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# DEMOGRAPHICS

## DEMOGRAPHICS REPORT

	5 MILES	10 MILES	15 MILES
Total population	63,491	100,899	124,437
Median age	39.5	39.8	40.1
Median age (Male)	36.6	37.2	38.0
Median age (Female)	42.0	41.8	41.8
Total households	29,113	45,301	55,925
Total persons per HH	2.2	2.2	2.2
Average HH income	\$59,418	\$59,078	\$58,262
Average house value	\$146,188	\$145,482	\$141,485
Total Population - White	37,894	67,480	87,427
% White	59.7%	66.9%	70.3%
Total Population - Black	22,445	28,783	31,566
% Black	35.4%	28.5%	25.4%
Total Population - Asian	751	1,048	1,104
% Asian	1.2%	1.0%	0.9%
Total Population - Hawaiian	12	15	16
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	154	282	380
% American Indian	0.2%	0.3%	0.3%
Total Population - Other	584	779	934
% Other	0.9%	0.8%	0.8%
Total Population - Hispanic	2,285	3,457	4,125
% Hispanic	3.6%	3.4%	3.3%

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# DEMOGRAPHICS

## ADVISOR BIO & CONTACT 1

### DAVID R. CORNELIUS, CCIM

Owner/Broker

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1050 West Main Street  
Dothan, AL 36301  
T 334.685.1276  
david.cornelius@sperrycga.com  
AL #000086953-0

### PROFESSIONAL BACKGROUND

David R. Cornelius, CCIM is a licensed real estate broker, property manager and insurance agency owner with strong analytical, comprehension, and problem solving skills bringing over 20 years experience in real estate investing in the commercial, industrial, retail, office, and residential real estate sectors, broker's license in Alabama and Georgia along with 28 years of property & casualty insurance experience, and currently managing over 600 residential doors.

### MEMBERSHIPS & AFFILIATIONS

- Certified Commercial Investment Member
- Member of the International Council of Shopping Centers

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ADVISOR BIO & CONTACT 1 // 12



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