

# FOR LEASE

151 W. Main St, Dothan, AL 36301

# NAI TALCOR



## La Strada Retail Spaces

- 1st generation ground floor retail shell spaces
- Flexibility for tenants to customize their buildout
- Negotiable rates based on Tenant Improvements
- Significant visibility and exposure
- Seamless pedestrian connection from Main St to rear parking via retail alleyway
- Part of a rapidly redeveloping downtown area with new cultural and infrastructure projects
- W. Main Street Traffic Counts: 26,525 VPD with projected population and economic growth
- Prime location across from the Houston Co. Courthouse and future site of the new City Hall
- Adjacent to Foster Street, featuring boutiques, cafes, brewery, green spaces, and KBC eatery, owned by the Top Chef Season 16 winner
- 2 miles from SE Health (Level II Trauma Center serving the Tri-State Region) 4 miles to ACOM

### OFFERING SUMMARY

AVAILABLE SF	1,020 - 4,322 SF
LEASE RATES	\$25 - \$30 SF/YR (+/-)
CAM FEE	\$4.50 SF/YR
BUILDING SIZE	13,500 SF

### AVAILABLE SPACES

Space	Lease Rate	Size
Retail Suite #10	\$30/SF/YR	1,547 SF
Retail Suite #20	\$25/SF/YR	1,187 SF
Retail Suite #30	\$27/SF/YR	1,238 SF
Retail Suite #40	UNDER LOI	885 SF
Retail Suite #50	\$27/SF/YR	1,020 SF
Retail Suite #60	\$27/SF/YR	350 SF

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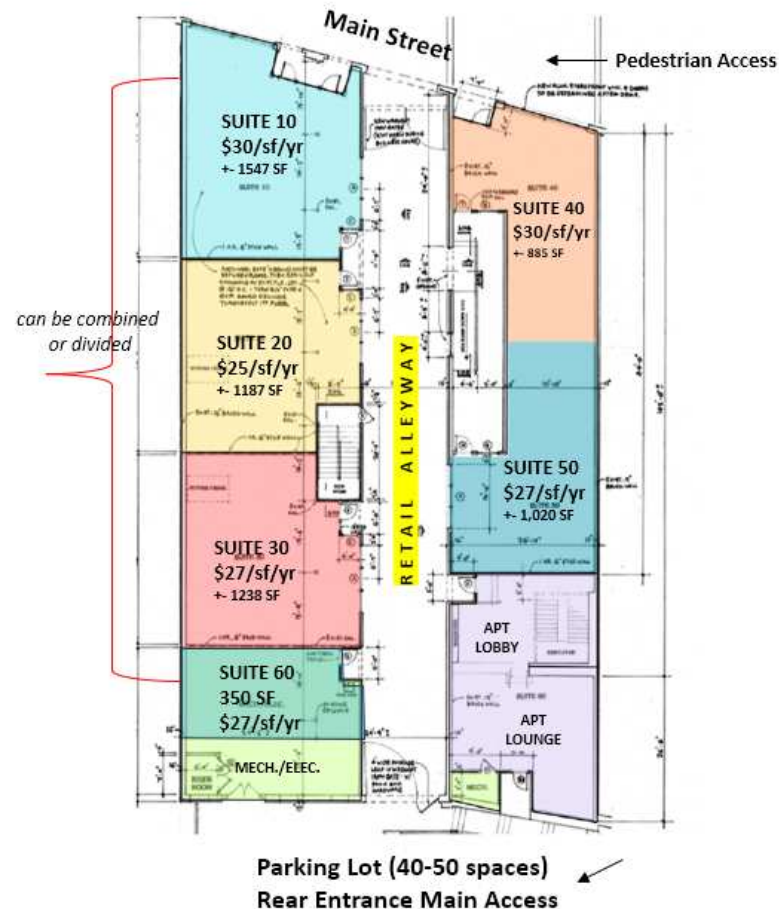


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# LOCATION OVERVIEW

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NEW CITY CENTER - Redevelopments Planned and in Progress



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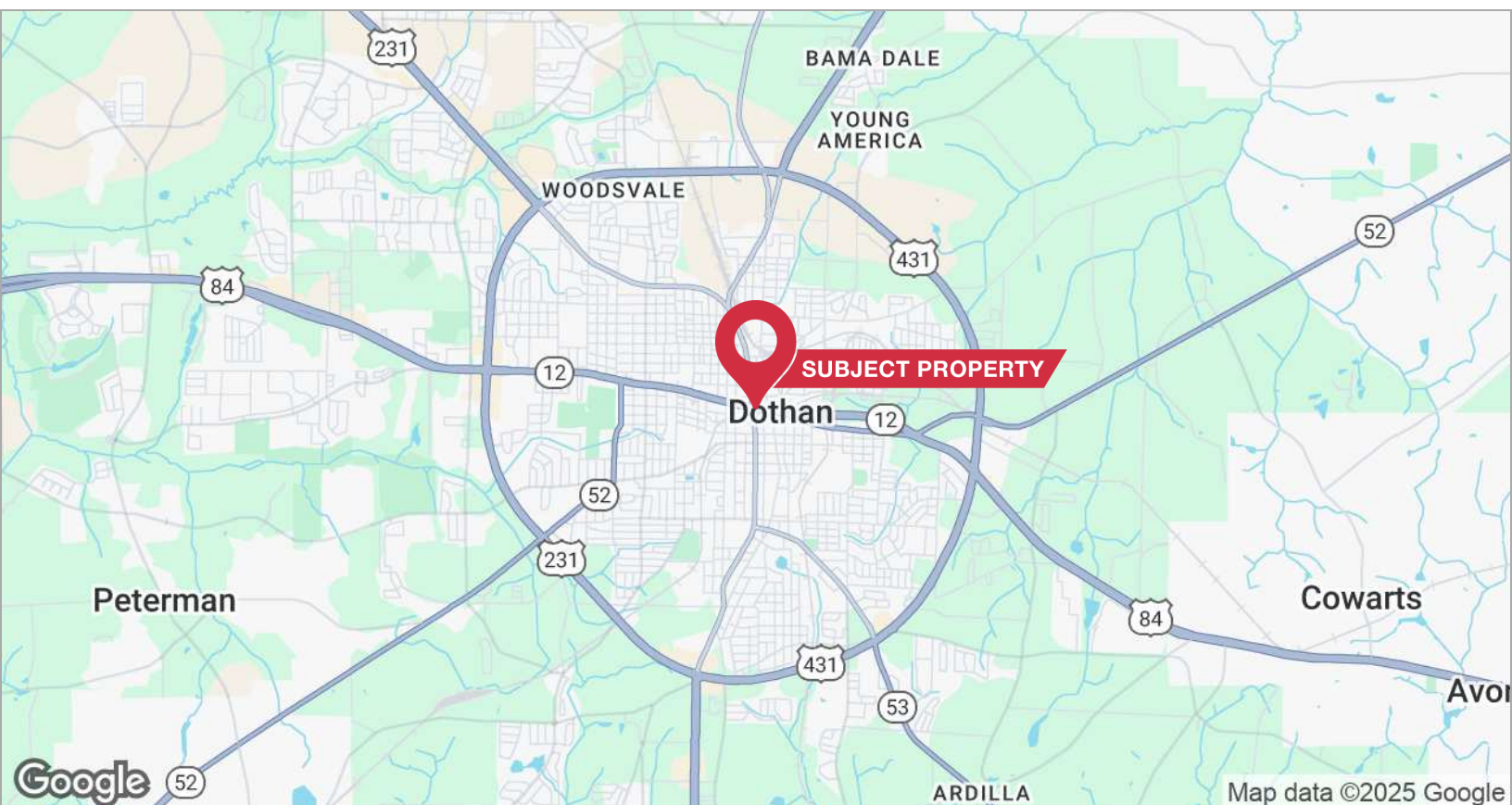
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# LOCATION MAPS

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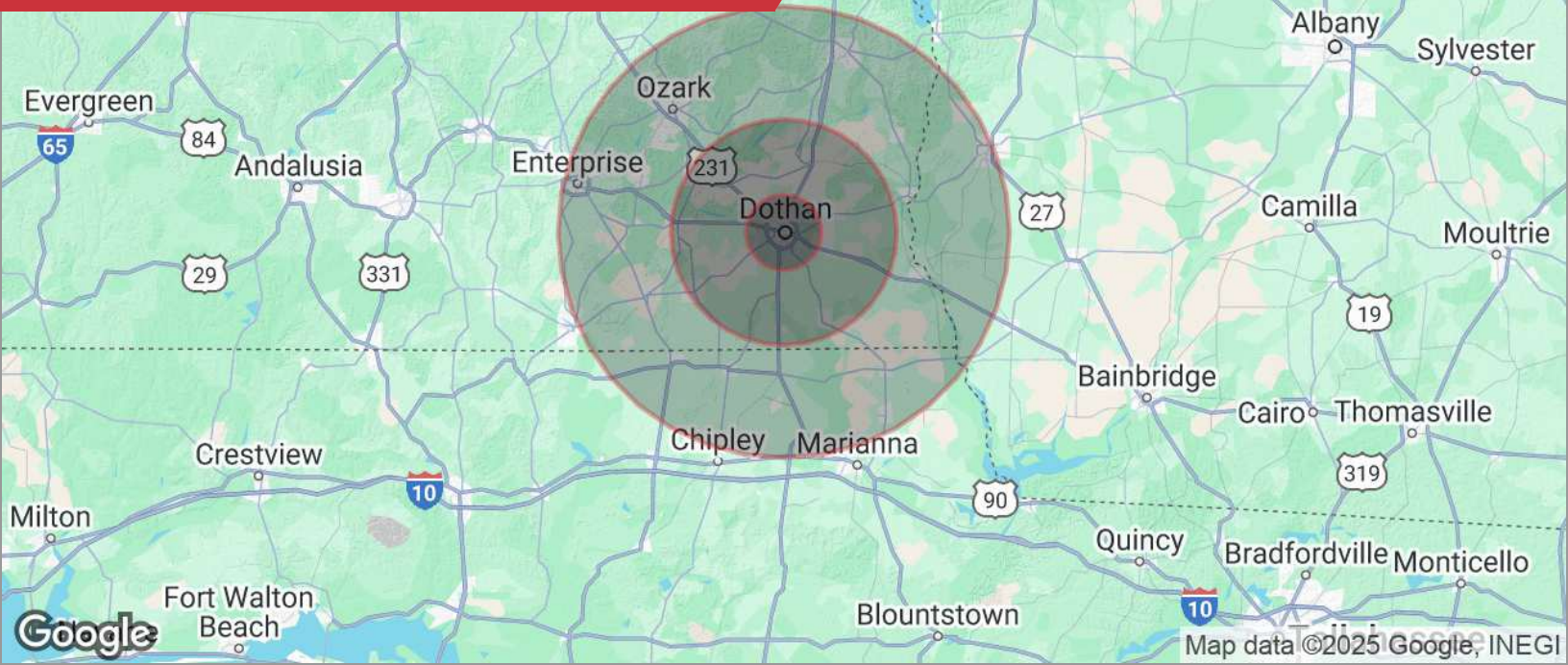
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# DEMOGRAPHICS

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## DEMOGRAPHICS

POPULATION	5 MILES	15 MILES	30 MILES
Total population	68,858	129,641	259,291
Median age	41	41	41
Median age (male)	39	40	40
Median age (Female)	42	43	43
HOUSEHOLDS & INCOME	5 MILES	15 MILES	30 MILES
Total households	29,114	53,656	104,220
# of persons per HH	2.4	2.4	2.5
Average HH income	\$71,490	\$76,095	\$76,867
Average house value	\$204,247	\$213,906	\$201,018

\* Demographic data derived from 2020 ACS - US Census

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