

FOR LEASE

5031 Montgomery Hwy, Ste. 3 Dothan, AL 36303

NAI TALCOR



Hwy 231 N Retail Space

Available end-cap space in retail center with Sports Clips and KIKU Asian Express with excellent highway visibility and access. Located on Hwy 231N adjacent to major retail hub of the Wiregrass at The Dothan Pavilion. Join National retailers nearby featuring: Target, Lowe's, BestBuy, Dick's Sporting Goods, Kohls, AMC Theater, Michaels, ULTA, and more.

- Hwy 231N is Dothan's primary retail corridor
- Adjacent to newly built Home2 Suites by Hilton, Five Star Credit Union and McDonald's
- Located in Dothan's predominant hospitality market with multiple luxury hotels nearby + brand new SpringHill Suites by Marriot close to completion across the highway
- Situated in one of Dothan's higher income communities with an average household income of \$78,874 within a 1 mi radius
- 2023 ALDOT: 30,464 VPD

OFFERING SUMMARY

AVAILABLE SF	1,100 SF
LEASE RATE	\$22.00/SF/YR
CAM FEE	\$6.00 SF/YR
LEASE TYPE	NNN
LOT SIZE	1.01 Acres

Demographics	3 Miles	5 Miles	15 Miles
Total Population:	20,863	49,327	132,866
Average HH Income:	\$93,729	\$84,700	\$76,398

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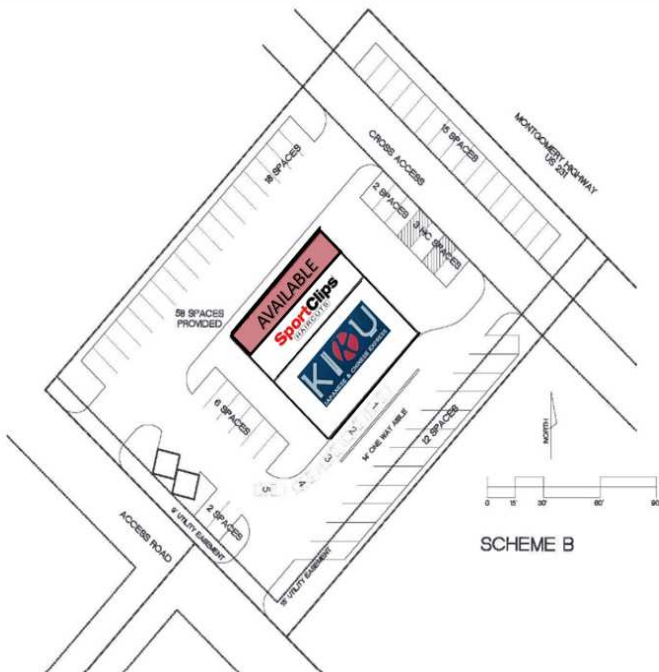
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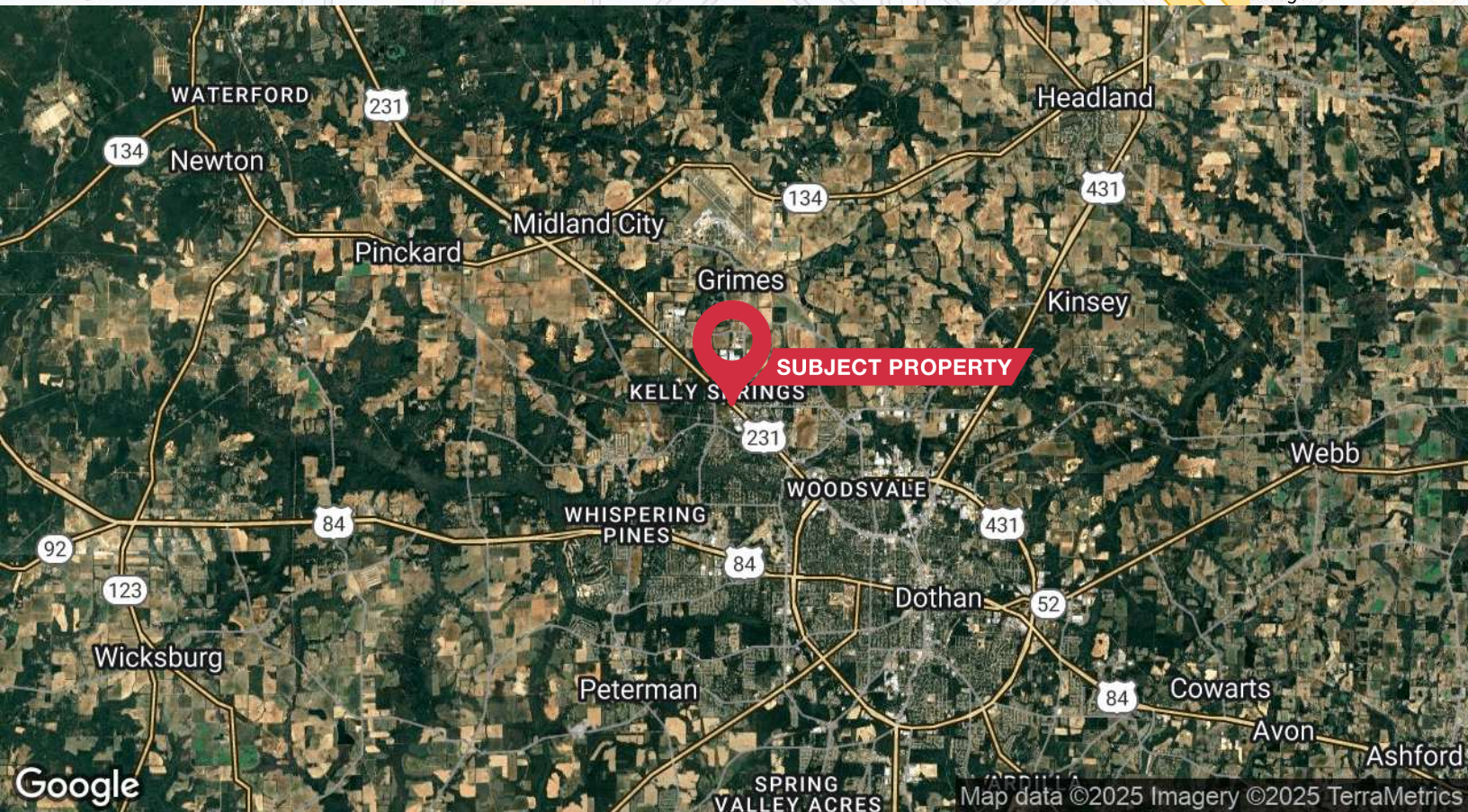
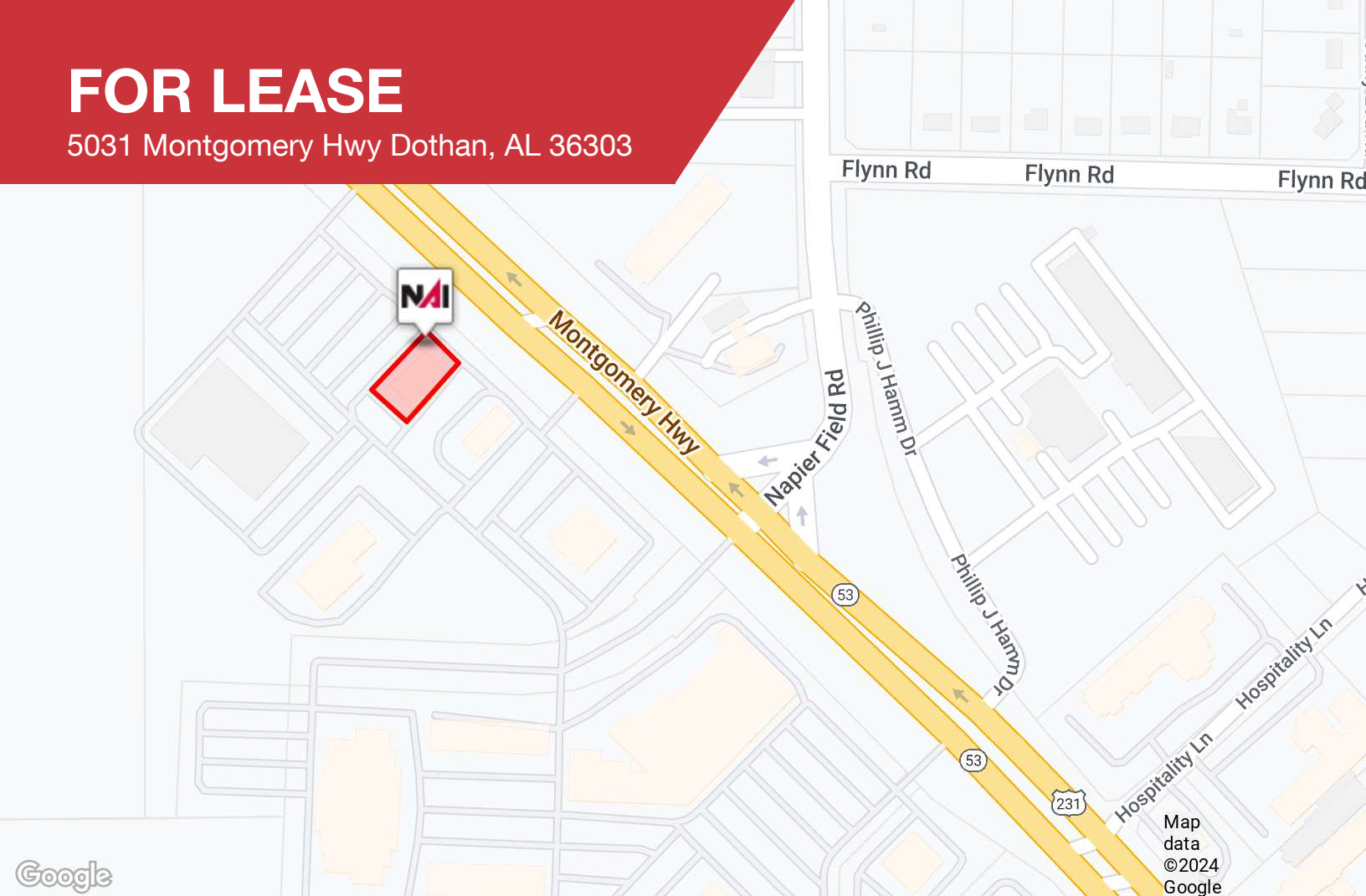
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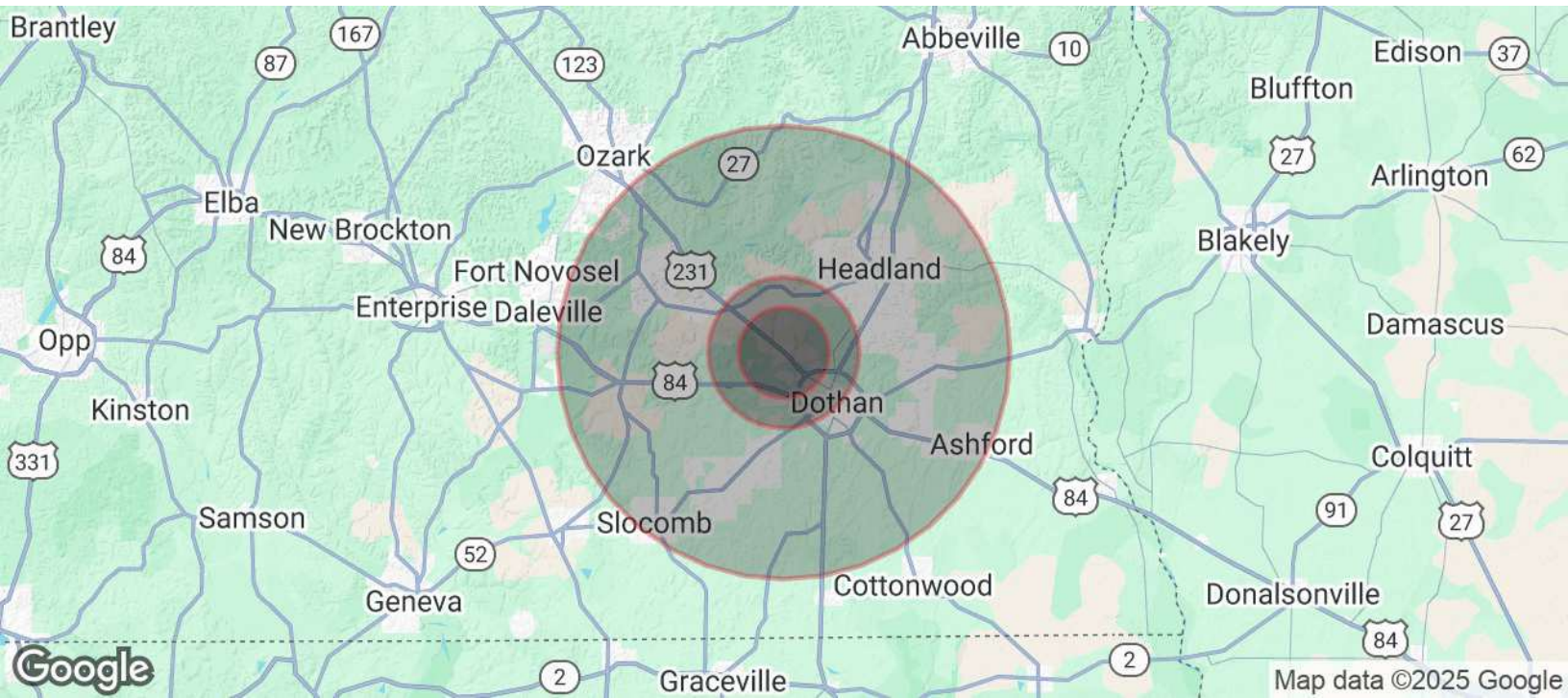
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POPULATION	3 MILES	5 MILES	15 MILES
Total Population	20,863	49,327	132,866
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	15 MILES
Total Households	8,973	21,081	54,969
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$93,729	\$84,700	\$76,398
Average House Value	\$251,719	\$244,681	\$211,834

Demographics data derived from AlphaMap

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