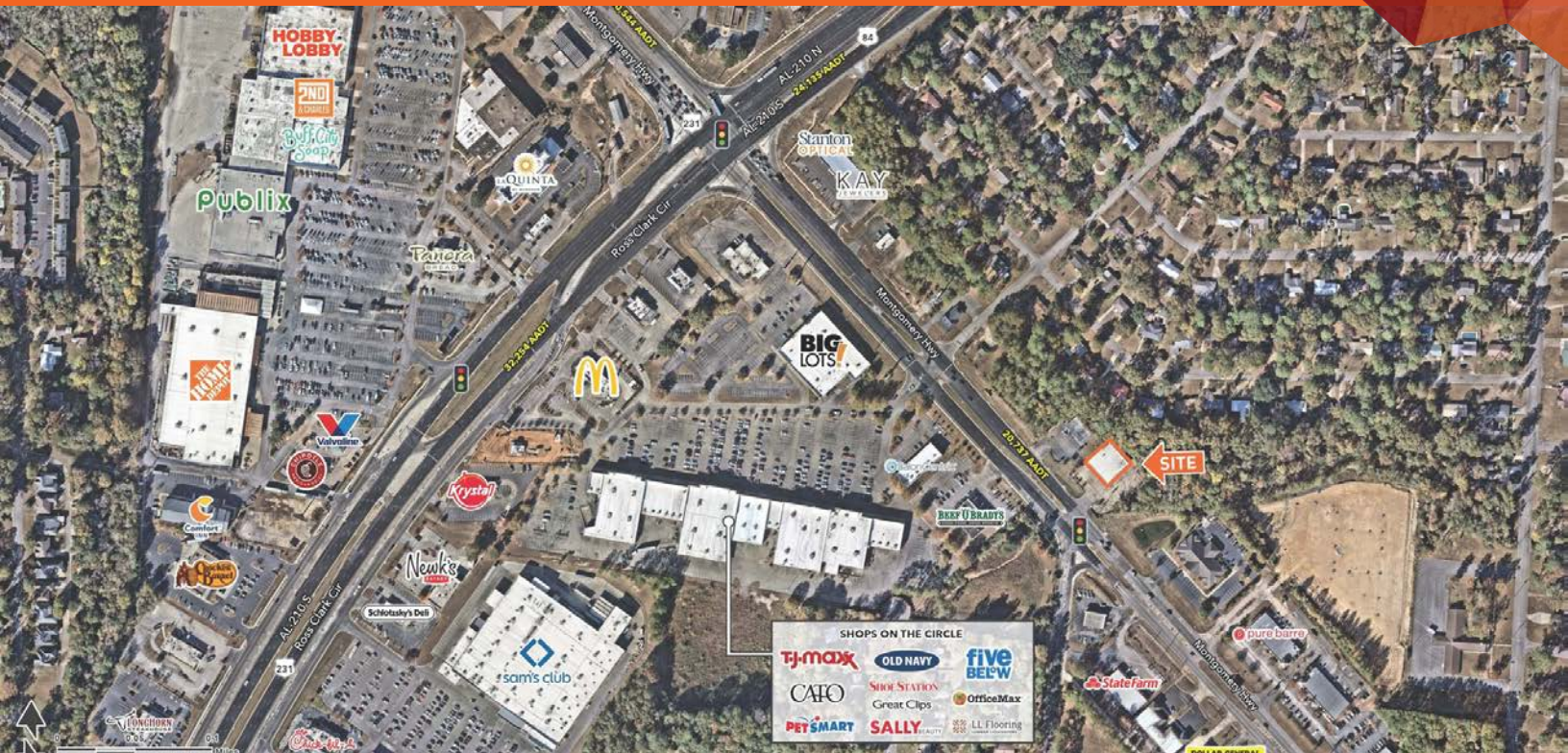


# FORMER ADVANCE AUTO

2718 MONTGOMERY HWY, DOTHAN, AL 36303

# FOR SALE & 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 opportunity is well located along Montgomery Highway and offers excellent visibility and proximity to Dothan's highest incomes.

## PROPERTY HIGHLIGHTS

- 6,559 SF freestanding building available
- Excellent visibility to Montgomery Hwy (20,664 VPD)
- Signaled access with dedicated left turn lane
- Located on a high-traffic shopping corridor, surrounded by established retail centers and just minutes from downtown.



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,837	37,219	66,870
DAYTIME POPULATION	7,138	53,537	86,413
HOUSEHOLDS	2,087	16,550	29,200
AVERAGE HH INCOME	\$90,589	\$79,861	\$82,607



**WILL VICKERY**

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