



ONE STREET  
COMMERCIAL PROPERTIES



golden  
corral

# Golden Corral Dothan Alabama

3340 Ross Clark Cir Dothan, AL 36303

NNN Retail Property For Sale

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**PROPERTY DESCRIPTION**

ONE Street Commercial Properties in association with Bang Realty is excited to present this exceptional opportunity for retail and restaurant investors in the Dothan area.

This 10,483 SF building, constructed in 2001, with Golden Corral as the current tenant offers a modern and spacious setting ideally suited for diverse retail and dining concepts. Boasting a strategic location with high visibility, the property ensures prominent exposure to potential customers. With a flexible layout and ample parking on the 2.66 acre lot, this well-maintained space provides an inviting and convenient environment for businesses to prosper. Its contemporary construction and prime positioning make it an attractive choice for investors aiming to establish or expand their presence in the dynamic Dothan market, presenting ample potential for the realization of retail and culinary ventures.

**PROPERTY HIGHLIGHTS**

- Attractive 6.75% in-place cap rate
- 5% in place percentage rent bonus, NOT calculated in the cap rate
- 3 years remaining on current lease term
- Two, 5-year lease extensions available
- 15% rent increases for triggered extensions
- Daily traffic count, 33,179

**OFFERING SUMMARY**

Sale Price:	\$4,000,000
Lot Size:	2.66 Acres
Building Size:	10,483 SF
NOI:	\$270,000.00
Cap Rate:	6.75%
Percentage Rent (Not Included in the Cap Rate):	5%

<b>DEMOGRAPHICS</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	114	417	1,977
Total Population	282	1,004	4,401
Average HH Income	\$101,000	\$100,376	\$90,710

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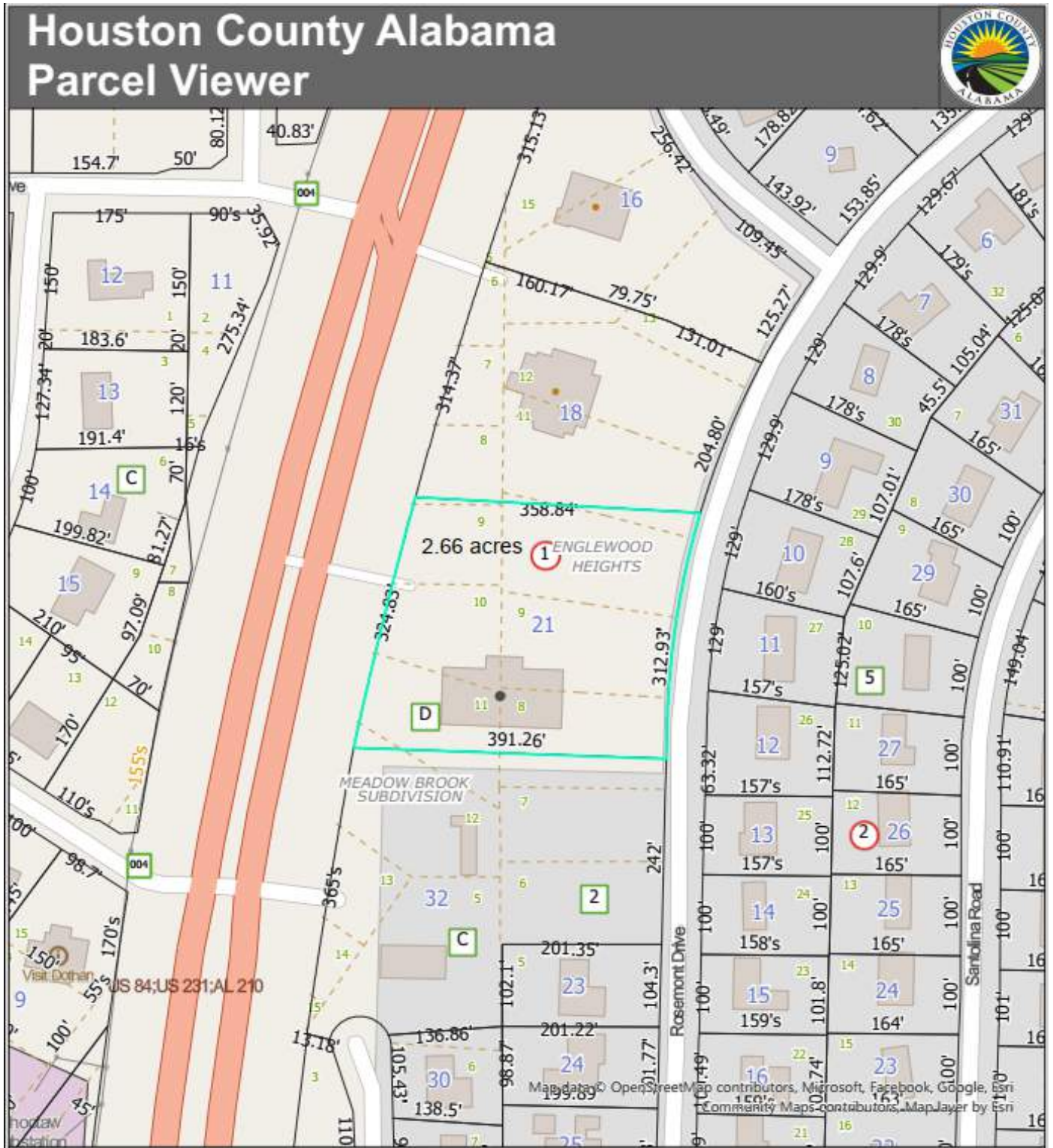
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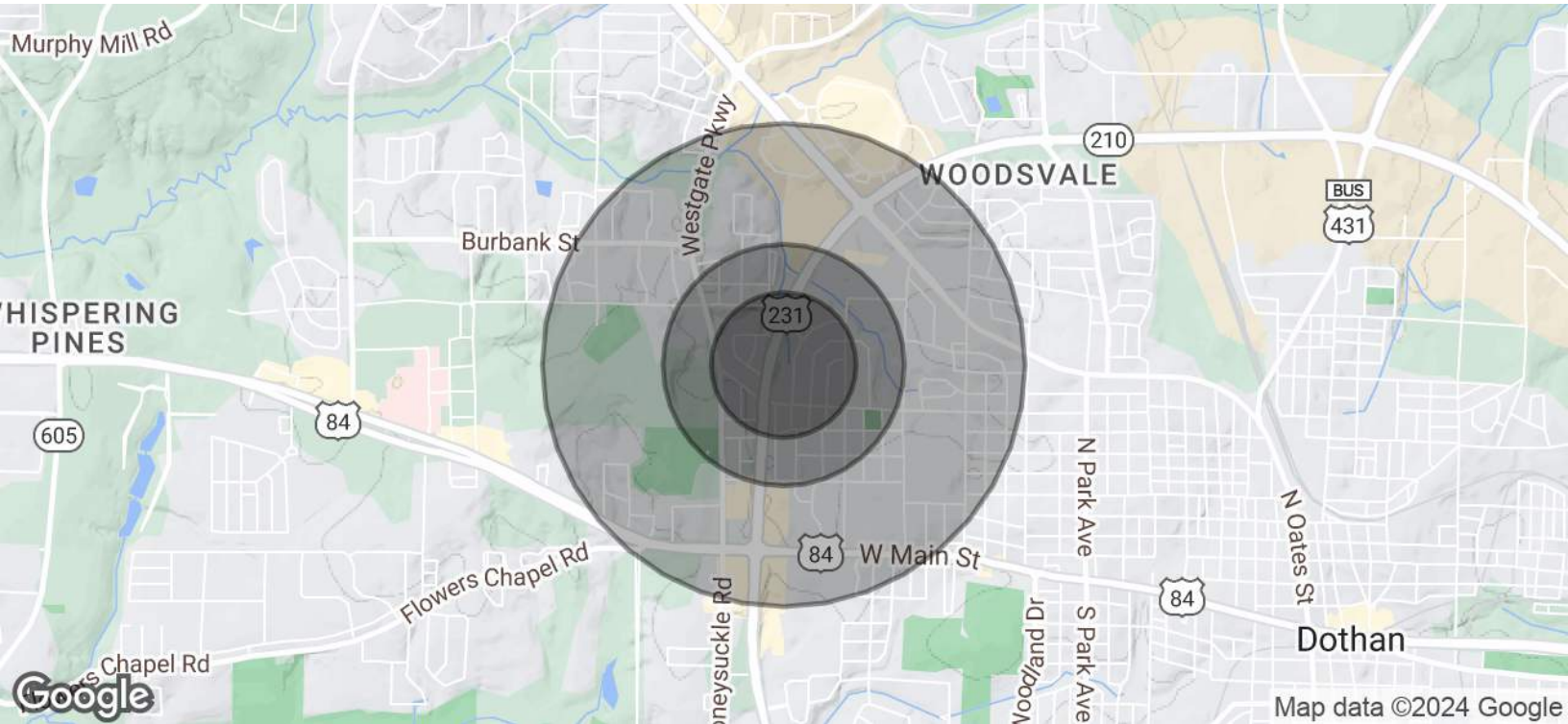


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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	282	1,004	4,401
Average Age	42	43	43
Average Age (Male)	41	41	41
Average Age (Female)	44	44	45

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	114	417	1,977
# of Persons per HH	2.5	2.4	2.2
Average HH Income	\$101,000	\$100,376	\$90,710
Average House Value	\$328,234	\$330,192	\$300,387

**TRAFFIC COUNTS**

Ross Clark Circle	33,179/day
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Demographics data derived from AlphaMap

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