



FOR SALE OR LEASE

FREESTANDING RESTAURANT

1708 WEST GATE PKWY • DOTHAN, AL 36303

CBRE

PROPERTY SUMMARY

Looking for a prime restaurant space with all the essentials? Look no further!

CBRE presents a 6,700 SF freestanding restaurant complete with a convenient pick-up window. Built in 2019, this space is in excellent condition with a new bar room recently added. This second generation restaurant is in turn-key condition ready for you to plug in your new business.

This enticing opportunity is located in the heart of the market's highest commercial concentration on Westgate Pky with easy access to Montgomery Highway. Don't wait, seize this golden chance to make your mark in the thriving restaurant industry!

HIGHLIGHTS

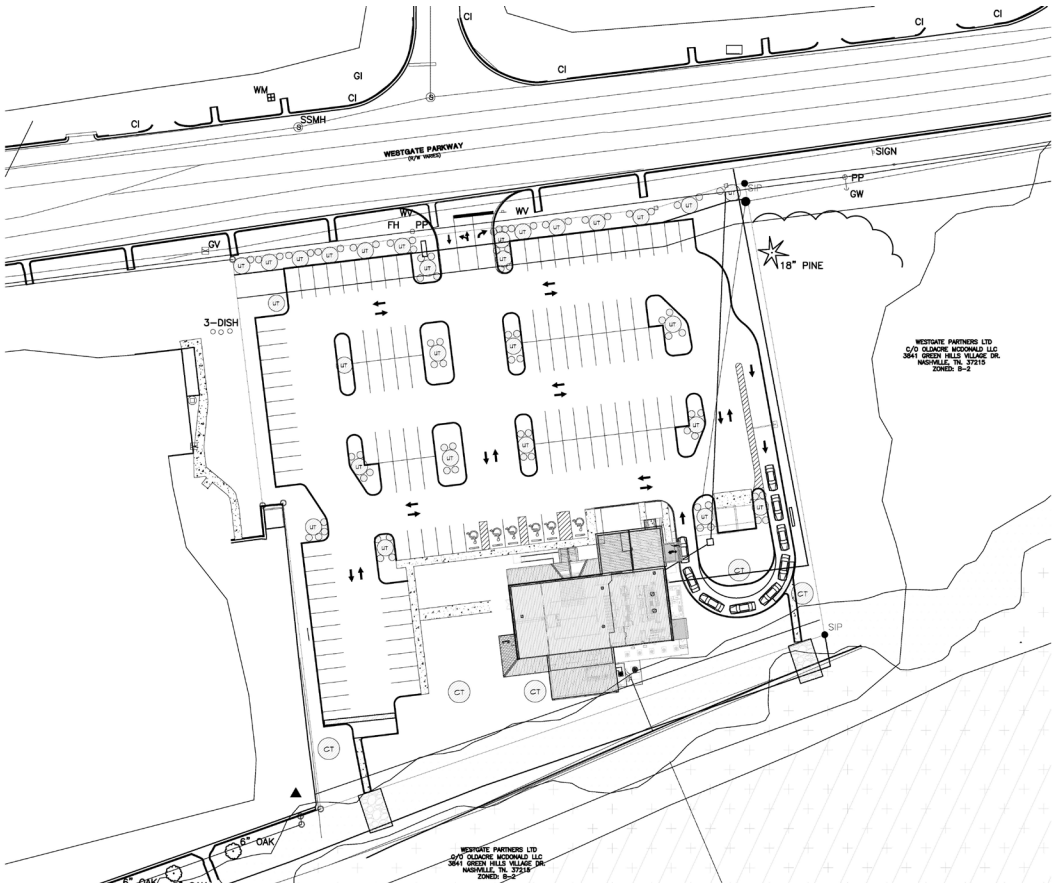
- **6,700 SF**
- Second Generation Restaurant
- Built in **2019**
- Located on Westgate Pky with over **13,000 VPD**
- Convenient access to Montgomery Hwy with over **43,000 VPD**
- Minutes from the Wiregrass Commons Mall with over **607K** annual visits according to Placer.AI
- Asking Price: **\$3.295M**



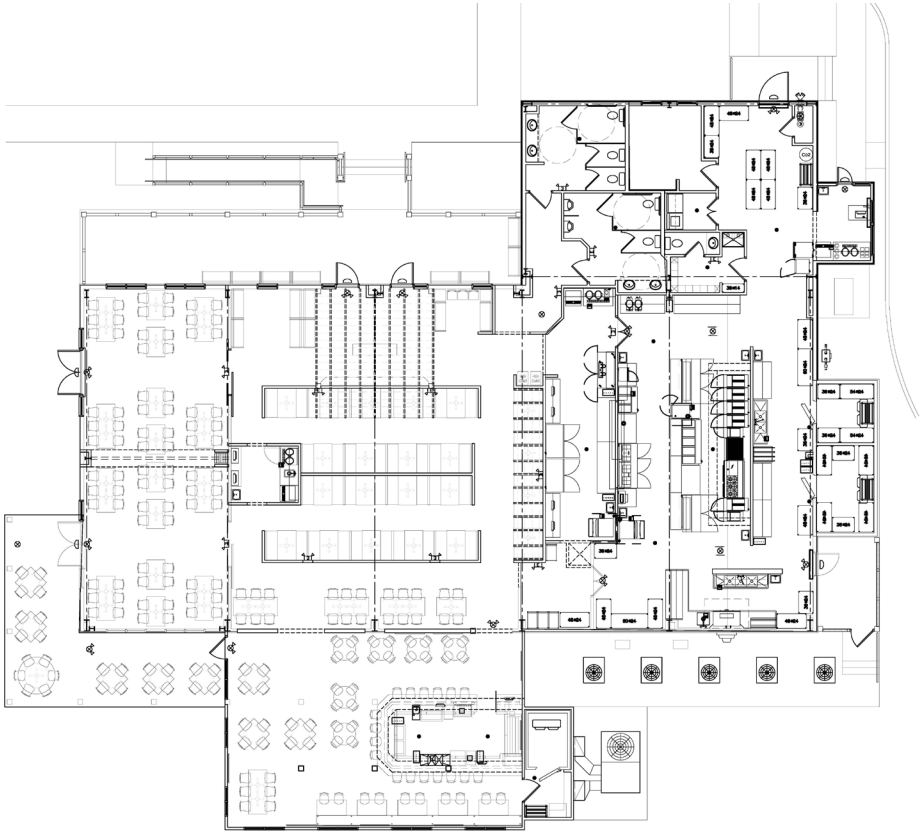
PROPERTY PHOTOS



SITE PLAN



FLOOR PLAN



PRIME LOCATION

- **Surrounded by National Retailers**

This site is situated near several National Retailers including The Home Depot, Sam's Club, Academy Sports, Hobby Lobby and much more.

- **Convenient Access to Montgomery Hwy**

Easy access to Montgomery Hwy with over 43,000 VPD.

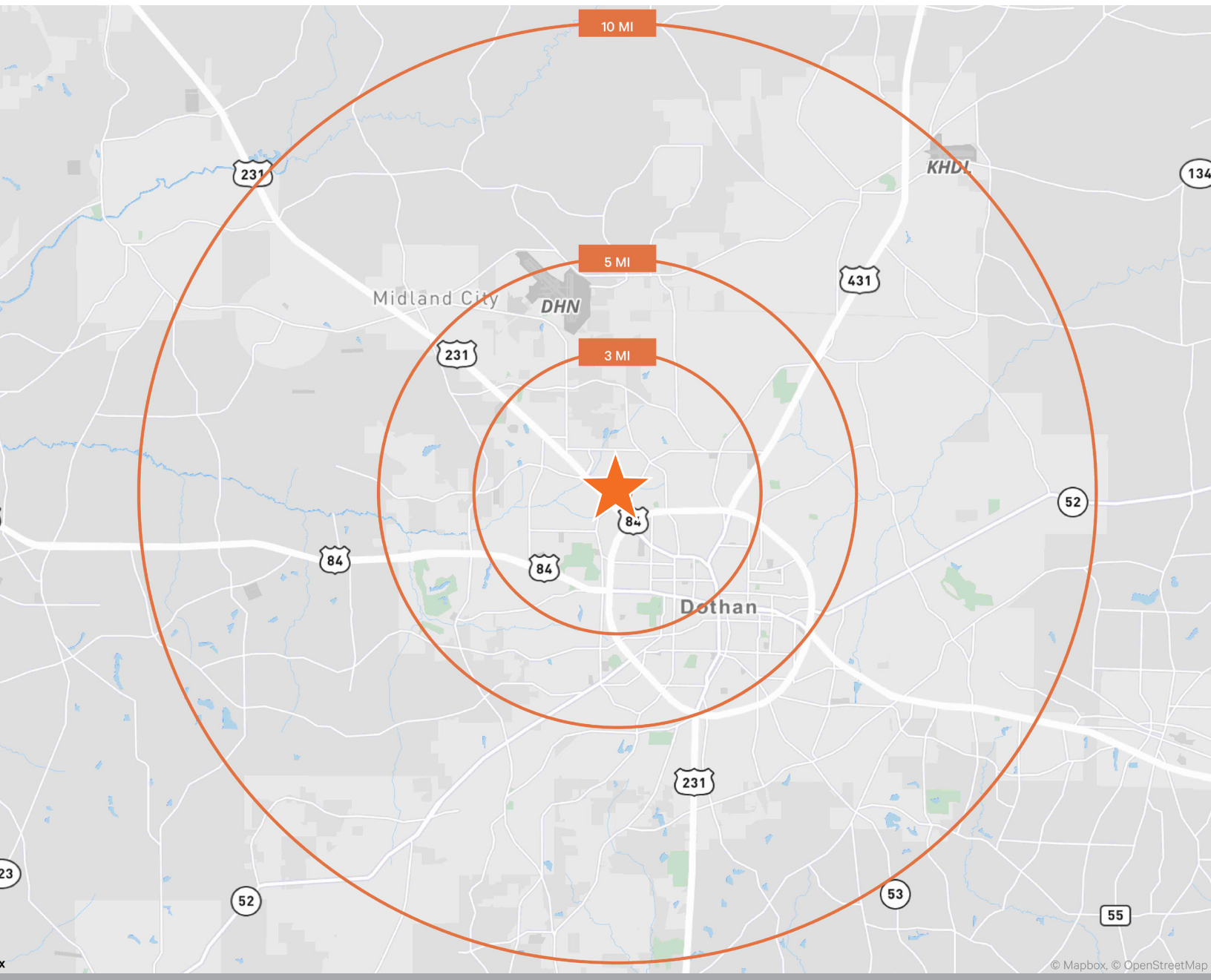
- **Minutes form the Wiregrass Commons Mall**

Located just minutes from this spacious indoor mall featuring retailers such as Belk, Dillard's, JCPenney, Bath & Body Works and more.



DEMOGRAPHICS

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	27,735	62,090	104,292
2020-2024 POPULATION GROWTH RATE	0.43%	0.36%	0.57%
DAYTIME POPULATION	39,845	81,847	115,653
AVERAGE HH INCOME	\$96,658	\$88,558	\$85,989
AVERAGE HH SIZE	2.27	2.33	2.38
MEDIAN AGE	41.1	40.3	40.5



DOTHAN, ALABAMA

- **Economic Growth**

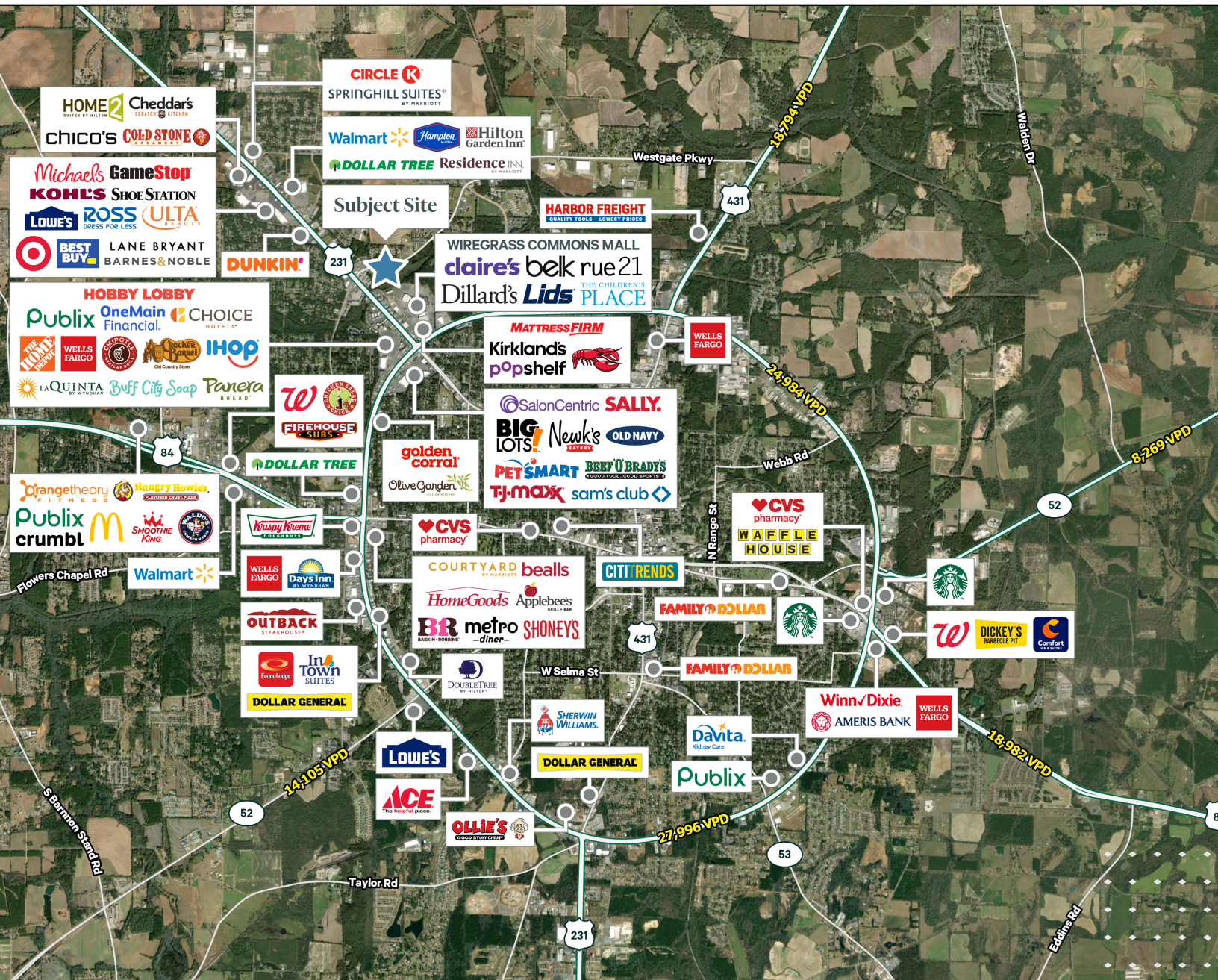
In the past 3 years, Dothan has witnessed over \$155M in infrastructure investments, \$444M in total investments and the creation of 4,000 jobs.

- **Residential Growth**

The City of Dothan has issued 15 residential building permits (\$5.73 Million) in 2024.

- **Largest Employers**

The Southeast Alabama Medical Center currently holds the title as the largest employer with over 2,000 employees. Dothan County School Systems follows as a close second with over 1,900 employees.



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