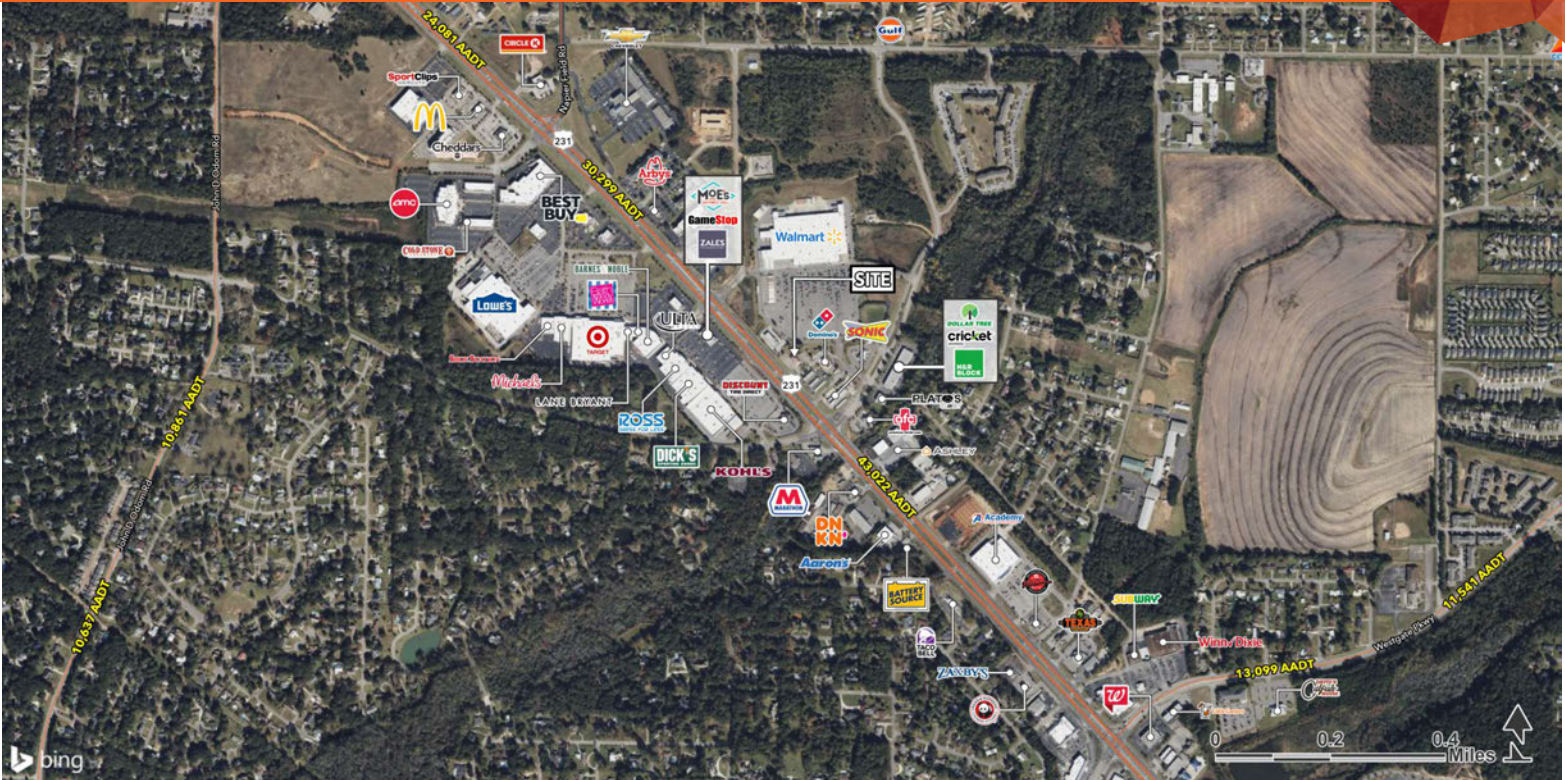


FORMER PIZZA HUT

FOR LEASE

4412 MONTGOMERY HWY, DOTHAN, AL 36303



LOCATION DESCRIPTION

The area offers convenient access to major highways and is surrounded by an array of amenities, including popular restaurants, shopping centers, and recreational facilities. With its strategic location and growing economy, Dothan presents an excellent opportunity for retailers seeking to establish a presence in an attractive, business-friendly environment.

PROPERTY HIGHLIGHTS

- 3,320 SF available for sale situated on approximately 0.76 AC
- Neighboring retailers include Walmart Supercenter, Target, Kohl's, Lowe's, Academy Sports, Ashley Furniture, and many more
- Access to a pickup window, could be converted to a drive thru
- Convenient ingress/egress to Montgomery Highway visible to 30,299 CPD
- Call for more information



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,486	25,795	57,671
DAYTIME POPULATION	4,997	33,414	68,310
HOUSEHOLDS	1,379	11,212	24,545
AVERAGE HH INCOME	\$80,905	\$89,255	\$78,754



KATHY DENNIS, CCIM

kathy.dennis@tscg.com
205.776.6708

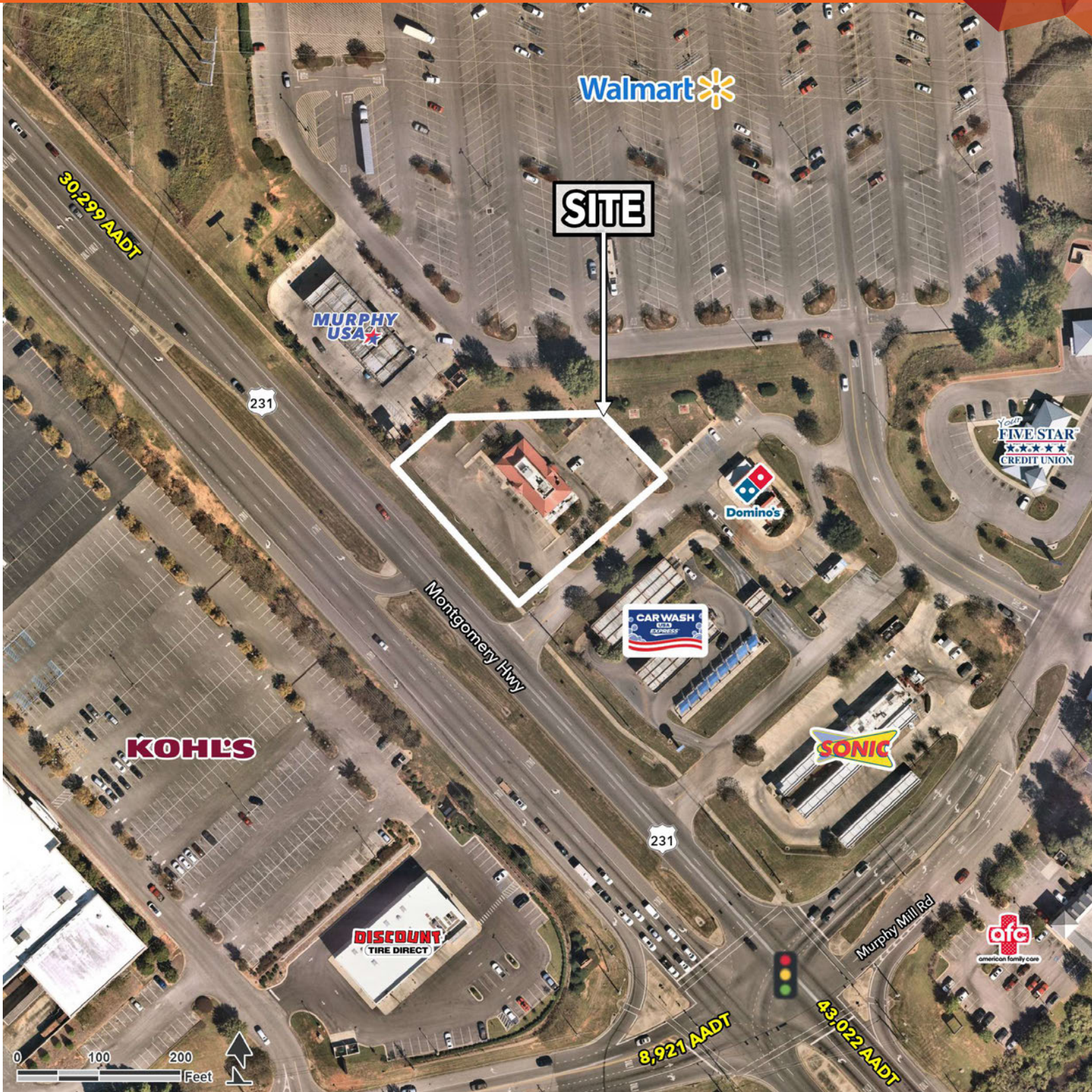
LOGAN LINVILLE

logan.linville@tscg.com
205.545.4831

FORMER PIZZA HUT

4412 MONTGOMERY HWY, DOTHAN, AL 36303

FOR LEASE



KATHY DENNIS, CCIM
kathy.dennis@tscg.com
205.776.6708

LOGAN LINVILLE
logan.linville@tscg.com
205.545.4831