

# FOR LEASE

4835 W. Main St, Dothan, AL 36305



## Shoppes at Grove Park

New retail development coming to Highway 84 West directly across from the Publix Shopping Center and just minutes from Flowers Hospital. The building features 12,000 Sq. Ft. of retail space with flexible +/-2,000 SF suite configurations. End-cap opportunities include patio seating with ample on-site parking.

Positioned along one of Dothan's most heavily traveled commercial corridors, the property offers outstanding visibility and accessibility with traffic counts ranging from ±29,960 to ±33,158 vehicles per day (2024 AADT). The site is located among a concentration of national retailers, healthcare providers and service-oriented businesses. Nearby affluent residential communities, including Grove Park, Spann Farm, Highland Oaks and Westbrook, provide a strong demographic base and consumer population. Secure your space today in west Dothan's rapidly growing community!

### OFFERING SUMMARY

AVAILABLE SF	2,000 SF Suites (flexible)
BUILDING SIZE	12,000 SF
LEASE RATE	\$32 SF/YR (NNN)
TI ALLOWANCE	\$30/PSF
ZONING	B2

Demographics	5 Miles	10 Miles	20 Miles
Total Population:	56,546	99,991	173,022
Average HH Income:	\$88,433	\$80,872	\$76,811

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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

**NAI TALCOR**  
107 Hidden Glen Way  
naitalcor.com

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## PROPERTY HIGHLIGHTS

- New multi-tenant retail/restaurant development in progress with excellent visibility, frontage and access from Highway 84 W
- Construction in progress - Pre-leasing Now
- Approximately  $\pm 12,000$  SF total building size
- Suite sizes from  $\pm 2,000$  SF - flexible configurations
- Modern architectural design with ample on-site parking
- Vanilla box delivery with Tenant Improvement Allowance available
- Located across from Publix Shopping Center and minutes from Flowers Hospital
- Positioned between Five Star Credit Union, Red Owl Coffee Co. under construction and ServisFirst Bank
- Restaurant end-cap opportunities with patio seating
- Positioned along one of Dothan's premier commercial corridors
- Traffic counts ranging from  $\pm 29,960$  to  $\pm 33,158$  vehicles per day (2024 AADT)
- Surrounded by national retailers, restaurants, healthcare providers in rapidly expanding west Dothan area
- Ideal for restaurant, café, retail, medical, office, wellness and service-oriented users
- Conveniently located near Grove Park, Spann Farm, Westbrook and Highland Oaks and the renowned Robert Trent Jones Golf course at Highland Oaks, some of Dothan's most desirable and higher income residential communities

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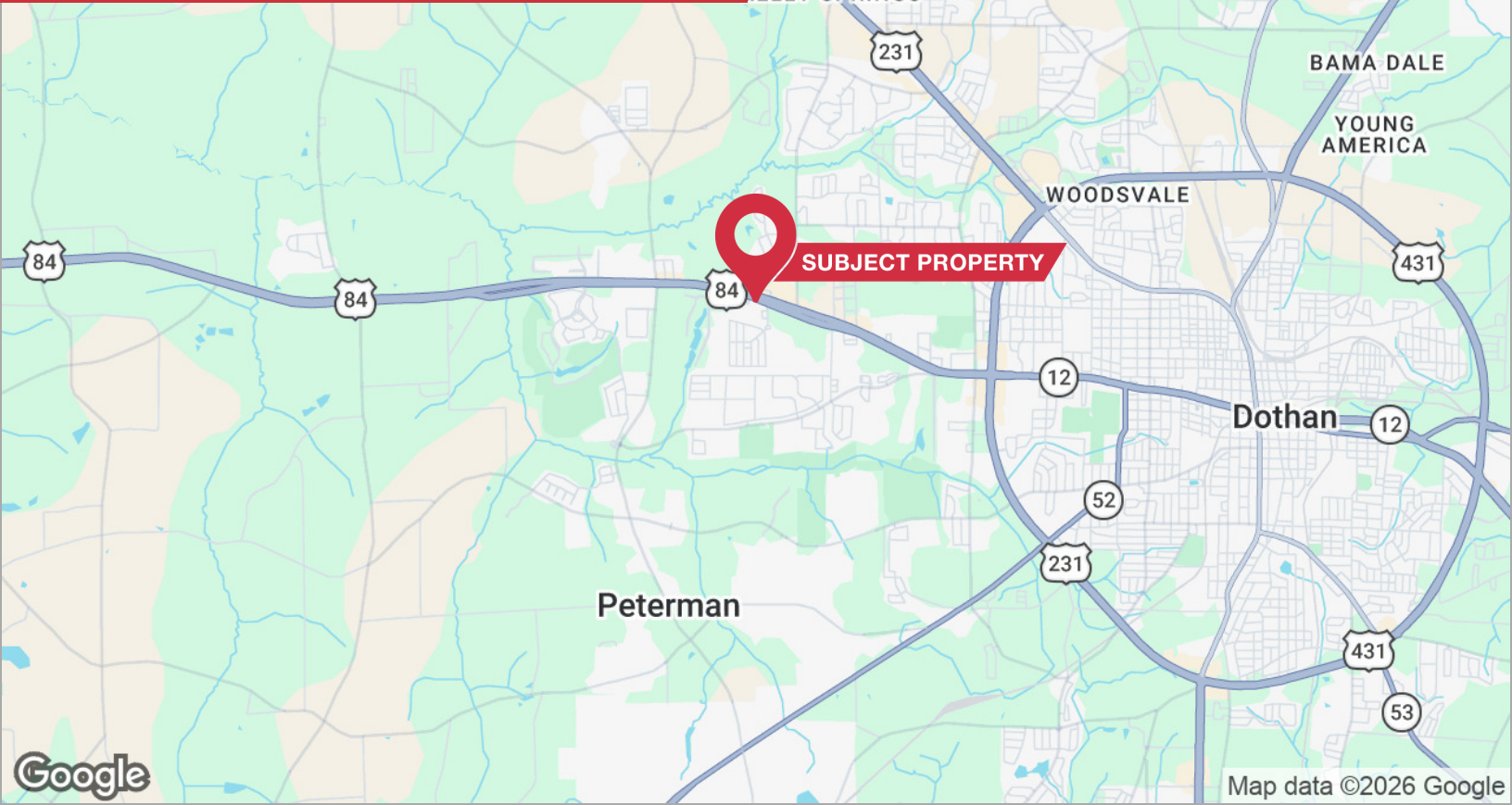
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**NAITALCOR**



# LOCATION MAPS

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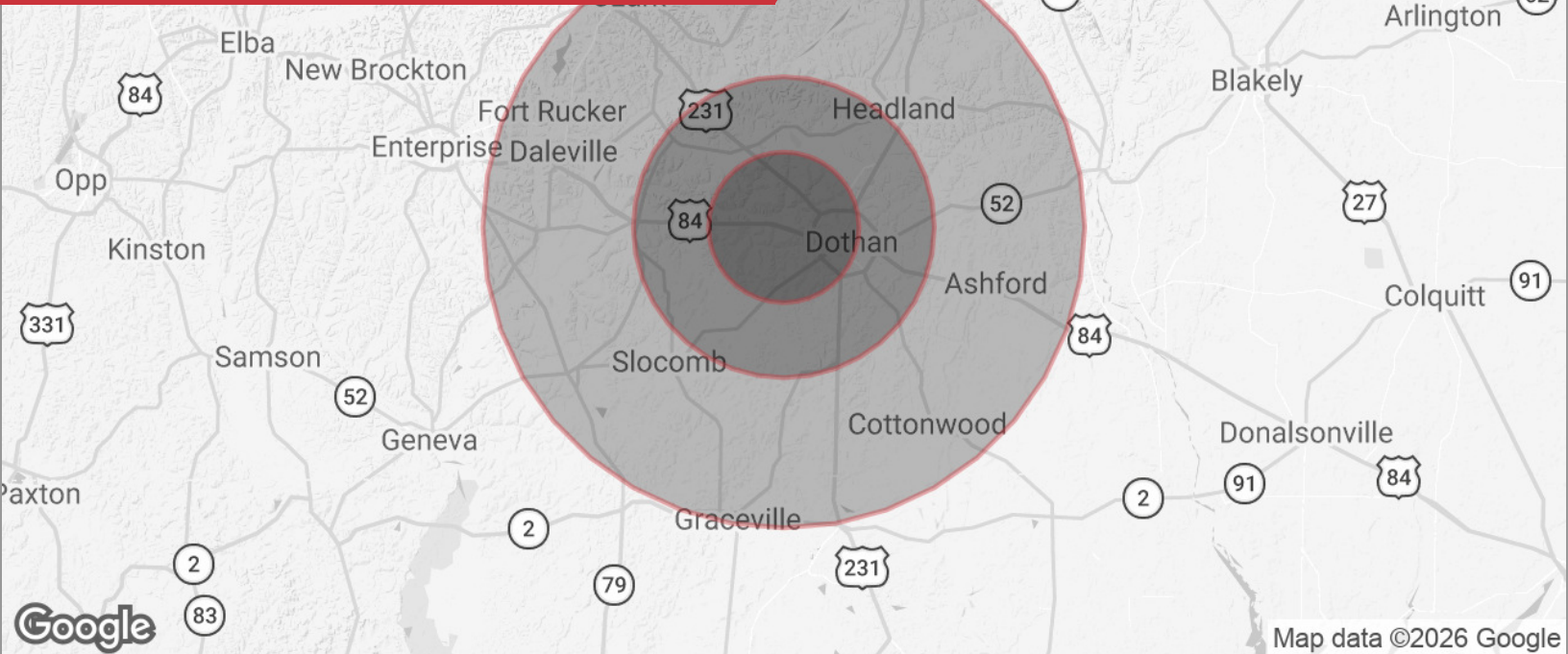
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**TALCOR**

# DEMOGRAPHICS

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## DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	20 MILES
Total population	56,546	99,991	173,022
Median age	40.7	40.0	40.5
Median age (male)	38.1	37.5	38.6
Median age (Female)	42.3	41.7	41.9
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	22,570	39,495	67,914
# of persons per HH	2.5	2.5	2.5
Average HH income	\$88,433	\$80,872	\$76,811
Average house value	\$223,176	\$202,236	\$182,665

\* Demographic data derived from 2020 ACS - US Census

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