NORTHSIDE PLAZA

3489 Ross Clark Circle Street Dothan, AL 36303

31.248480, -85.427940



SIZE: 174,064 SF

PROPERTY FEATURES

- 890 1,383 SF Retail, Office, Medical & Restaurant
- 35,000 SF for specialty user
- +3.8 Annual Visitors to the shopping center
- Northside Plaza anchors include Publix, Hobby Lobby and 2nd & Charles
- Situated across Ross Clark Circle from Sam's Club, T.J. Maxx, PetSmart, Big Lots, Old Navy and OfficeMax
- Traffic Count: Ross Clark Circle (35,070 VPD) | Montgomery Highway (38,620 VPD)

CO-TENANTS















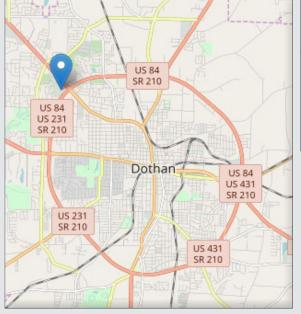












DEMOGRAPHICS – 2023	3 MILES	5 MILES	10 MILES
POPULATION	35,056	66,792	103,886
AVG. HOUSEHOLD INCOME	\$75,676	\$71,917	\$71,673
HOUSEHOLDS	14,756	28,182	43,067
POPULATION GROWTH 2022-2027	.4% 🛉	.5% 🛉	.5% 🖡

Trade Area Demographics						
SUMMARY		POPULATION BY RA	CE			
TOTAL POPULATION	192.9K	ASIAN				
TOTAL HOUSEHOLDS	76.3K	BLACK/AFRICAN AMER		-		
MEDIAN HOUSEHOLD INCOME	\$45.2K	HISPANIC/LATINO WHITE/CAUCASIAN	•			Щ
BACHELOR'S DEGREE AND HIGHER	18.8%	OTHER				Т
AVERAGE WEEKLY GROCERY SPEND PER CAPITA	\$57.75	C)% 21	0% 4	0% (60%

Jonathan Bowden

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