

REDEVELOPMENT OPPORTUNITY - 0.59 AC

3488 Ross Clark Circle Dothan, AL 36303



RETAIL PROPERTY FOR **BTS**

Build to Suit Redevelopment Opportunity

Property Highlights

- 2,333 SF building on 0.59 AC
- Rare available site in Dothan's prime retail corridor
- Very Large illuminated Pylon Sign & reader board
- Flexible redevelopment site for possible two new tenants
- 2 full access points off of Ross Clark Circle
- Great visibility with 34,654 VPD
- Major area tenants: Home Depot, Sam's Club, Publix, TJ Maxx, Hobby Lobby, Chick-Fil-A, McDonald's

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,868	15,607	27,176
Total Population	4,431	36,935	66,108
Daytime Population	9,094	53,690	86,034
Average HH Income	\$82,239	\$70,006	\$67,389

Traffic Counts

34,654 VPD

SCOTT VONCANNON, CCIM

205.490.2827
scott@retailspecialists.com

No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability for error or omissions.

RETAIL SPECIALISTS
Birmingham | Atlanta
retailspecialists.com

REDEVELOPMENT OPPORTUNITY - 0.59 AC

3488 Ross Clark Circle Dothan, AL 36303

SITE ACCESS | BUILD TO SUIT



SCOTT VONCANNON, CCIM

205.490.2827

scott@retailspecialists.com

No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability for error or omissions.

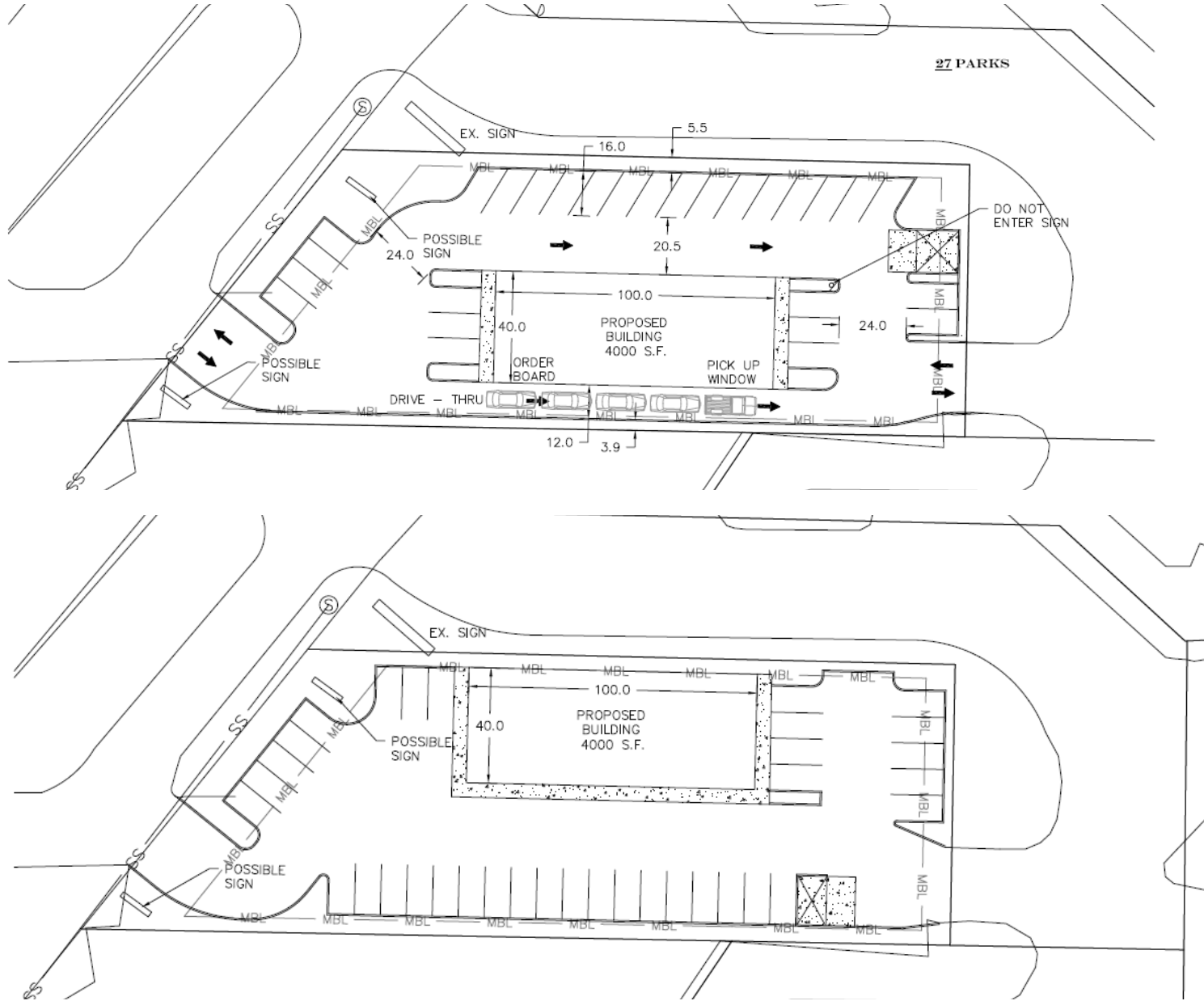
RETAIL SPECIALISTS
Birmingham | Atlanta
retailspecialists.com



REDEVELOPMENT OPPORTUNITY - 0.59 AC

3488 Ross Clark Circle Dothan, AL 36303

PROPOSED SITE LAYOUTS | FOR LEASE



SCOTT VONCANNON, CCIM

205.490.2827

scott@retailspecialists.com

No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability for error or omissions.

RETAIL SPECIALISTS
Birmingham | Atlanta
retailspecialists.com



REDEVELOPMENT OPPORTUNITY - 0.59 AC

3488 Ross Clark Circle Dothan, AL 36303

CITY INFORMATION | FOR LEASE

LARGEST EMPLOYERS IN DOTHAN MSA	# OF EMPLOYEES
SOUTHEAST HEALTH	2,322
DOTHAN CITY & HOUSTON COUNTY SCHOOLS	1,925
FLOWERS HOSPITAL	1,100
CITY OF DOTHAN	1,087
WAYNE FARMS, LLC	1,000
SOUTHERN NUCLEAR	950
WALMART	683
MICHELIN NORTH AMERICA INC.	550
HOUSTON COUNTY GOVERNMENT	411
SPECTRACARE HEALTH SYSTEMS INC.	400

Dothan Overview

For the first time in over 49 years this irreplaceable site is on the market for a build to suit opportunity. Located in the heart of Dothan's commercial retail corridor on Ross Clark Circle, this site is a great opportunity for a brand to relocate to improve their site in the market. Dothan is the county seat of Houston County and the seventh largest city in Alabama. It is a major commercial and transportation center in the region. It is uniquely positioned at Alabama's southeastern corner, approximately 20 miles west of Georgia state line and 16 miles north of Florida. The city is also known as the "Hub of the Wiregrass". Dothan has a diverse economy and is home to some of southeast Alabama's largest employers including: Southeast Health, Wayne Farms, Flowers Hospital, Dothan City Schools, Southern Nuclear, Michelin North America, AAA Cooper among many others. Dothan is one of the region's most progressive cities. The community offers a mild winter climate, affordable housing, low property taxes and a wide variety of products and services that includes health care, education, shopping and cultural entertainment. Located a few short miles from the state lines of Florida and Georgia, the area sees thousands of travelers heading to the beaches of the Gulf Coast. Spring 2021 saw unemployment levels bottom out at 2.7% compared to 4.4% national. In June, businesses remitted \$8.23 million in sales and use taxes to the city of Dothan's financial office - the most the city has collected in one month in at least a decade. The amount, which reflects May sales, is \$2.55 million more than projected figures for the month and \$1.87 million more than Dothan collected in June of last year. In June, the city of Dothan collected \$347,246 in lodging tax, which is \$175,996 more than it collected in June of 2020, during the height of the pandemic's toll on destination and business travel to and through the Circle City.

With Dothan's rich history in agriculture, healthcare, and aerospace, the city is poised to experience continued growth at a rate over 5.2% during the next five years. This site has the opportunity to capture some of the thousands of tourists flocking to the beaches via Highway 231 as well as capturing some of the 35,000 vehicles that travel up and down Ross Clark Circle each and every day. Along with the strong traffic counts this site provides strong visibility sitting in direct proximity to Publix, Home Depot, Hobby Lobby, Chick-fil-A, Starbucks, T.J. Maxx, and Sam's Club.

Dothan Fast Facts

- Main transportation & commercial hub for southeastern Alabama, southwest Georgia and portions of the Florida Panhandle
- Home to the Army Aviation Center of the US
- 7th largest city in Alabama
- 20 miles west of Georgia & 16 miles north of Florida

SCOTT VONCANNON, CCIM

205.490.2827

scott@retailspecialists.com

No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability for error or omissions.

RETAIL SPECIALISTS
Birmingham | Atlanta
retailspecialists.com

