

# DOTHAN PAVILION

# FOR LEASE

4601 MONTGOMERY HIGHWAY, DOTHAN, AL 36303




## LOCATION DESCRIPTION

Located on Montgomery Highway, Dothan's primary retail artery. Approximately 2 miles north of the 638,544 square foot Wiregrass Commons Mall and across highway from Walmart Supercenter.

## PROPERTY HIGHLIGHTS

- Available: 2,400 SF up to 23,403 SF
- Located in one of Dothan's higher income communities with an average household income of over \$81,000 within a 3 mile radius
- Multiple signalized access points onto Montgomery Highway with a traffic count of 29,580 CPD
- Co-tenancy with Lowe's, Dick's Sporting Goods, Kohl's, Ross, Best Buy, and Target in Dothan's dominant power center



 DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	21,817	52,421	74,880
DAYTIME POPULATION	28,684	63,393	93,330
HOUSEHOLDS	9,049	21,619	30,309
AVERAGE HH INCOME	\$81,664	\$73,011	\$67,537



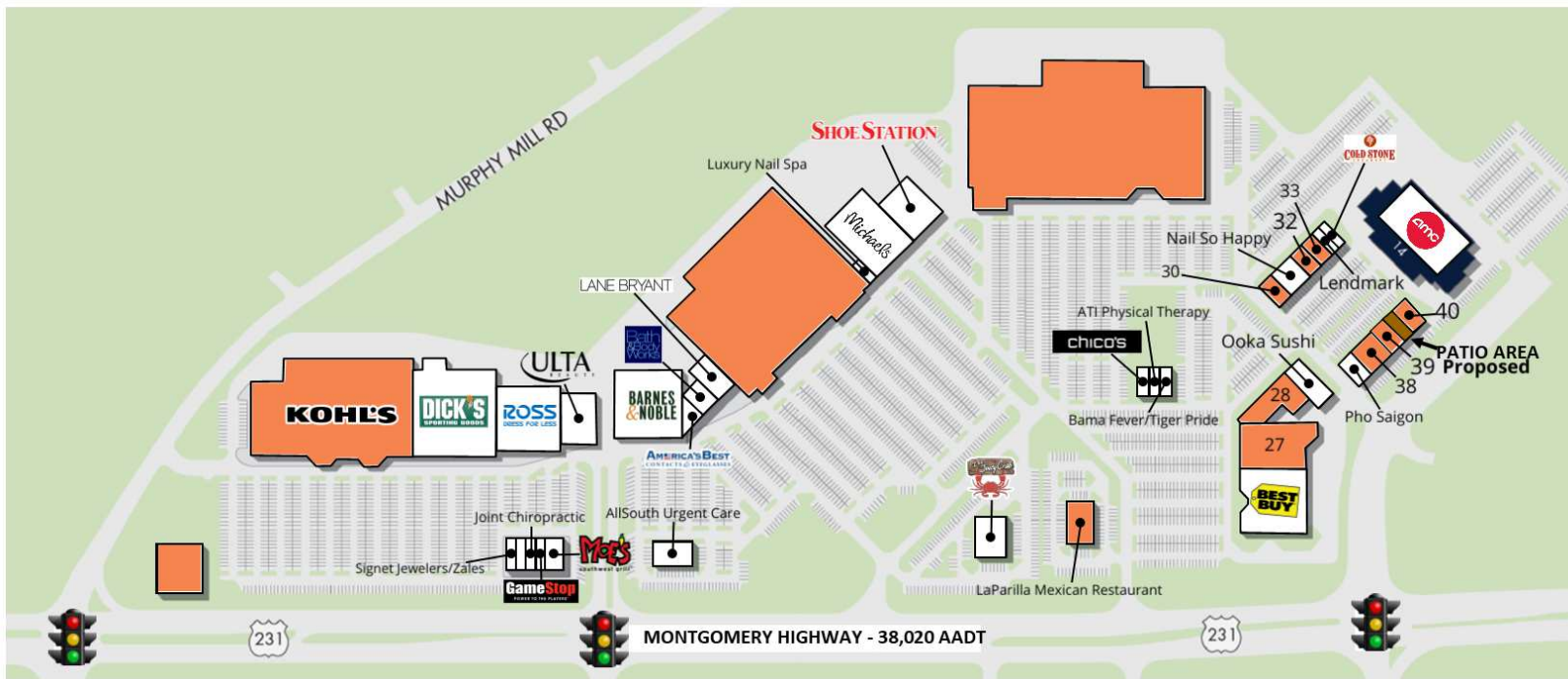
**WILL VICKERY**  
will.vickery@tscg.com  
205.776.6720

**RAY JONES, CCIM**  
ray.jones@tscg.com  
334.332.8424

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SUITE	TENANT NAME	SPACE SIZE
2	Dick's Sporting Goods	45,000 SF
3	Ross Dress for Less	30,187 SF
4	Ulta	10,163 SF
6	Signet Jewelers/Zales	1,500 SF
7	Signet Jewelers/Zales	1,387 SF
8	Joint Chiropractic	1,228 SF
9	Gamestop	1,469 SF
10	Moe's Southwest Grill	2,500 SF
11	Barnes & Noble	27,040 SF
12	America's Best Contacts & E...	3,203 SF
13	Bath & Body Works	3,428 SF
14	Lane Bryant	5,850 SF

SUITE	TENANT NAME	SPACE SIZE
15	AllSouth Urgent Care	6,053 SF
17	Luxury Nail Spa	1,260 SF
18	Michael's	21,429 SF
19	Shoe Station	12,000 SF
20	Juicy Crab	8,500 SF
23	Chico's	2,300 SF
24	ATI Physical Therapy	2,200 SF
25	Bama Fever/Tiger Pride	2,122 SF
26	Best Buy	30,038 SF
27	Available	23,403 SF
28	Available	6,700 SF
29	Ooka Sushi	8,480 SF

SUITE	TENANT NAME	SPACE SIZE
30	Available	2,400 SF
31	Nail So Happy	3,600 SF
32	Available	4,200 SF
33	Available	2,400 SF
34	Lendmark	1,200 SF
35	Cold Stone Creamery	1,200 SF
36	Carmike Theaters AMC	42,705 SF
37	Pho Saigon	1,200 SF
38	Available	0 SF
39	Available	2,400 SF
40	Available	2,400 SF



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## Major Retail

August 2022

TSCG

