

Restaurant Space

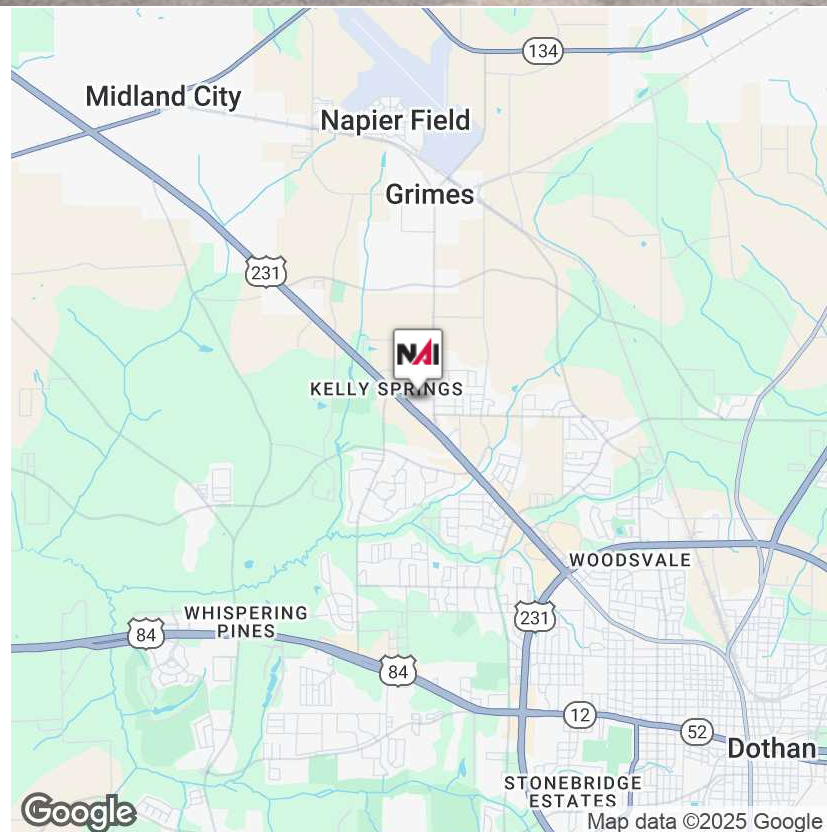
5031 Montgomery Hwy, Dothan, AL 36303

NAI TALCOR



Restaurant | 2,800 SF

- Operating Kiku Asian Express (do not disturb)
- End-cap restaurant space with drive-thru
- Located on major retail corridor US-HWY 231 N and 2.5 miles to Ross Clark Circle
- 73 +/- seating capacity + outdoor patio/seating
- Great visibility traveling both directions on Hwy 231 with easy access
- Next to Sports Clips & just North of the Dothan Pavilion & AMC Theaters
- Situated between McDonald's, Five Star Credit Union and Home2Suites by Hilton
- Positioned within one of Dothan's higher income communities with an average household income of \$79,000 within a 1-mile radius



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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
talcor.com

FOR LEASE

5031 Montgomery Hwy, Dothan, AL 36303



PROPERTY OVERVIEW

Existing Kiku Asian Express - do not disturb.

Located at 5031 Montgomery Hwy in Dothan, this end-cap restaurant space offers 2,800 Sq Ft, complete with a convenient drive-thru for seamless service. The space offers 73 +/- interior seating capacity, complemented by an outdoor patio with additional seating. The property is located on Dothan's primary retail corridor on US-HWY 231 N and offers excellent visibility and access.

This site benefits from being near the thriving retail hub of the Wiregrass at Dothan Pavilion amidst National retailers such as Target, Lowe's, BestBuy, Cold Stone Creamery, Dick's Sporting Goods, Kohls, AMC Theater, Michaels, ULTA, and more. With Hwy 231 N traffic counts of 30,300 vehicles per day (2022 AADT), this location provides great exposure and significant foot traffic in the area.

OFFERING SUMMARY

Lease Rate:	\$22 SF/YR
	\$6 SF/YR
Available SF:	2,800 SF
Lot Size:	1 Acre
Building Size:	5,000 SF
Zoning	B-2 Highway Commercial

DEMOGRAPHICS	1 MILE	5 MILES	15 MILES
Total Households	1,293	21,813	57,118
Total Population	3,250	47,584	127,751
Average HH Income	\$79,007	\$65,367	\$57,801

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NAITALCOR

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3 FEATURE WALL

DEMO EXISTING DOOR AND INFILL TO MATCH EXISTING FACADE

NEW TO-GO WINDOW

REWORK EXISTING STOREFRONT WINDOW

BUILDING	AREA: 2,800 sq.ft. +/-
	SEATS: 75
	TABLES: 20
PATIO	AREA:
	SEATS: 12
	TABLES: 6
TOTAL	SEATS: 85
	TABLES: 26

1 BASEPLAN

1/2" = 1'-0"



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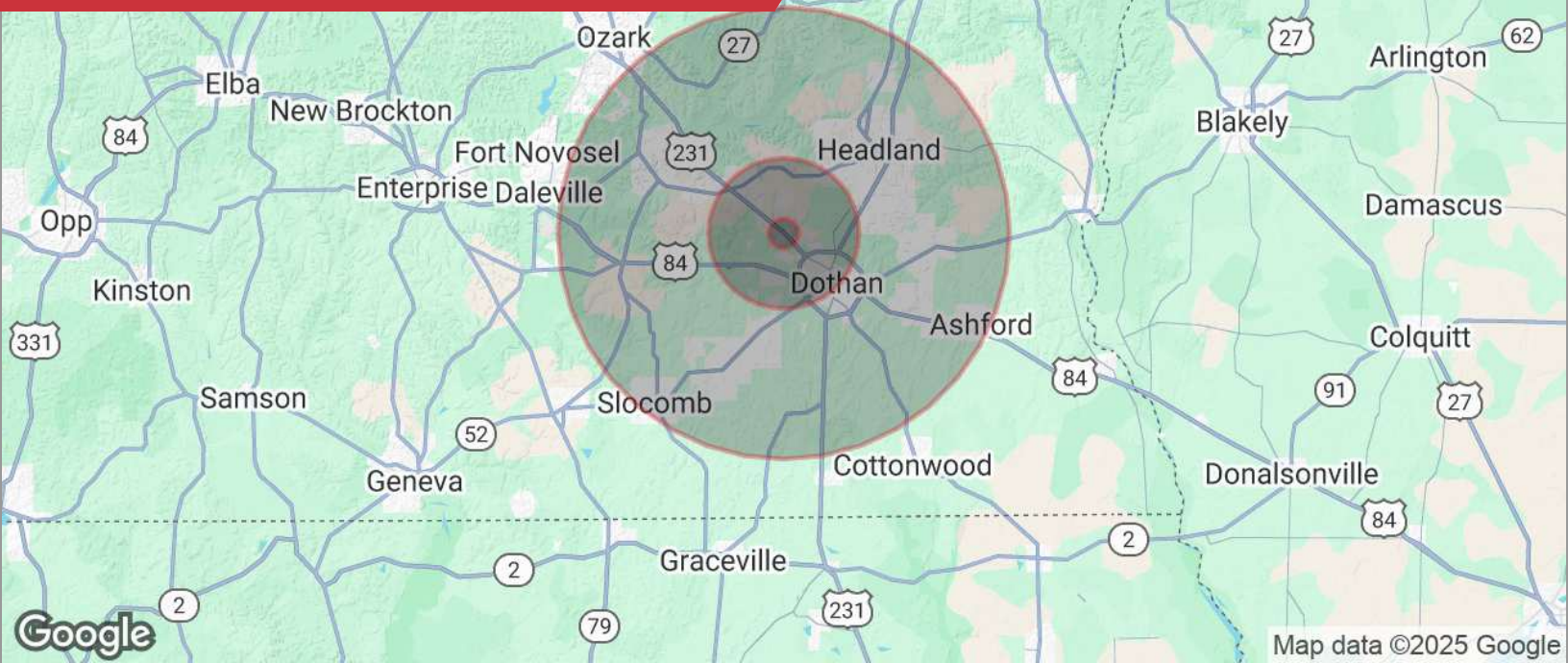
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NATLALCOR

DEMOGRAPHICS

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DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	15 MILES
Total population	3,250	47,584	127,751
Median age	41.4	39.8	40.0
Median age (male)	40.2	36.9	37.9
Median age (Female)	42.9	42.8	41.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	15 MILES
Total households	1,293	21,813	57,118
# of persons per HH	2.5	2.2	2.2
Average HH income	\$79,007	\$65,367	\$57,801
Average house value	\$174,772	\$160,589	\$140,125

* Demographic data derived from 2020 ACS - US Census