

# La Strada Retail Spaces

## Pre-Leasing Now

151 W. Main Street,  
Dothan, AL 36301

5 Ground Floor Retail Spaces  
7 Top Floor Luxury Apartments



**NAITALCOR**

Building Name:	La Strada
Property Type:	Mixed-Use
Building Size:	13,500 SF
Available SF:	885 - 5,875 SF
Last Renovated:	2024 (under renovation)
Number of Floors:	2

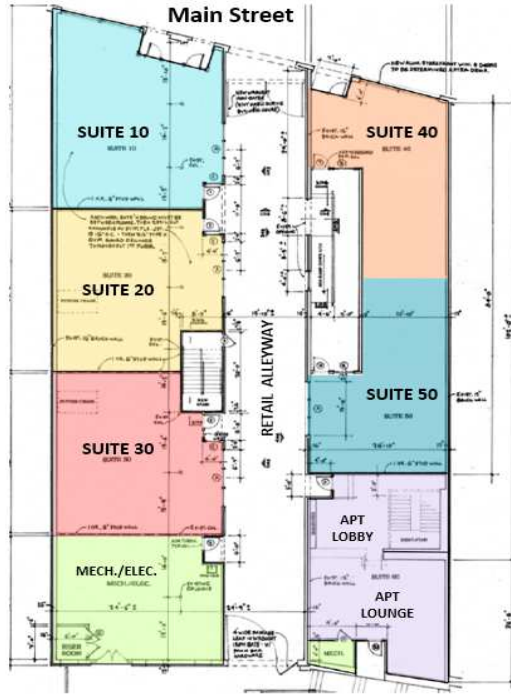
Introducing La Strada: A mixed-use redevelopment of a landmark building in the heart of downtown Dothan with projected completion by end of year. Phase I features 5,875 sq. ft. of premier, first-generation retail space on the ground floor with luxury apartments on the top floor. Choose from 5 unique customizable sized retail spaces from Main Street storefronts to charming alleyway suites, each offering significant visibility and exposure. Versatile suites with alfresco dining and outdoor seating options - perfect for shops, cafes and restaurants needing the flexibility to tailor their own space.

A dedicated retail alleyway will seamlessly connect Main Street to the rear parking lot with access to S. Oates and S. Foster Street, enhancing accessibility and foot traffic for both customers and tenants. The building's close proximity to Foster Street, featuring the entrance to the new Porter Park (gateway to new city center developments) adds to its appeal. Downtown Dothan is undergoing substantial transformation to include a new amphitheater, opera house enhancements, new Wiregrass Arts & Innovation Center, hotel & mixed-use developments and green spaces/parks.

With 2023 traffic counts of 26,525 VPD on W. Main Street and projected population & economic growth, this location offers a prime opportunity to create a personalized business space in a vibrant downtown setting. Retailers can take full advantage of the luxury apartments being developed for the top floors, tapping into an affluent customer base and benefiting from increased foot traffic and community engagement. This dynamic environment provides an ideal platform for businesses to establish a prominent presence in the heart of the city.



- 5 customizable ground floor retail spaces with dedicated ample on-site parking
- Spaces can be built-to-suit per tenant specs
- Negotiable rent based on tenant improvements with buildout allowance and/or rent abatements possible
- Ideal for alfresco dining, engaging storefronts and outdoor seating
- Part of a rapidly developing downtown area with new cultural and infrastructure projects
- 2023 AADT: 26,525 VPD on W. Main St
- Significant visibility and exposure on W. Main Street with access to S. Oates & S. Foster Street
- Adjacent to Foster Street, featuring boutiques, cafes, brewery, green spaces, and KBC eatery - owned by the Top Chef Season 16 winner
- 2 miles from SE Health (Level II Trauma Center serving the Tri-State Region) and 4 miles to ACOM (620+ students)



**Lease Information**

Lease Type:	NN	Lease Term:	Long Term
Total Space:	885 - 5,875 SF	Lease Rate:	Negotiable based on Tenant Improvements

**Available Spaces**

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
151 W. Main Street	Available	5,875 SF	Modified Net	Negotiable	-
Retail Suite #10	Available	1,547 SF	Modified Net	Negotiable	Main Street storefront next to Cherry & Irwin with optional alleyway space (1,547 SF - 1,675 SF)
Retail Suite #20	Available	1,187 SF	Modified Net	Negotiable	Middle Alleyway Suite with additional alleyway space available (1,187 SF - 1,340 SF)
Retail Suite #30	Available	1,238 SF	Modified Net	Negotiable	End unit with additional alleyway space available (1,238 SF - 1,414 SF)
Retail Suite #40	Available	885 SF	Modified Net	Negotiable	Main Street storefront
Retail Suite #50	Available	1,019 SF	Modified Net	Negotiable	Internal unit next to Apartment Lobby



For Lease

Retail Spaces: 885 - 5,875 SF



Projected Completion End of 2024

La Strada Rendering

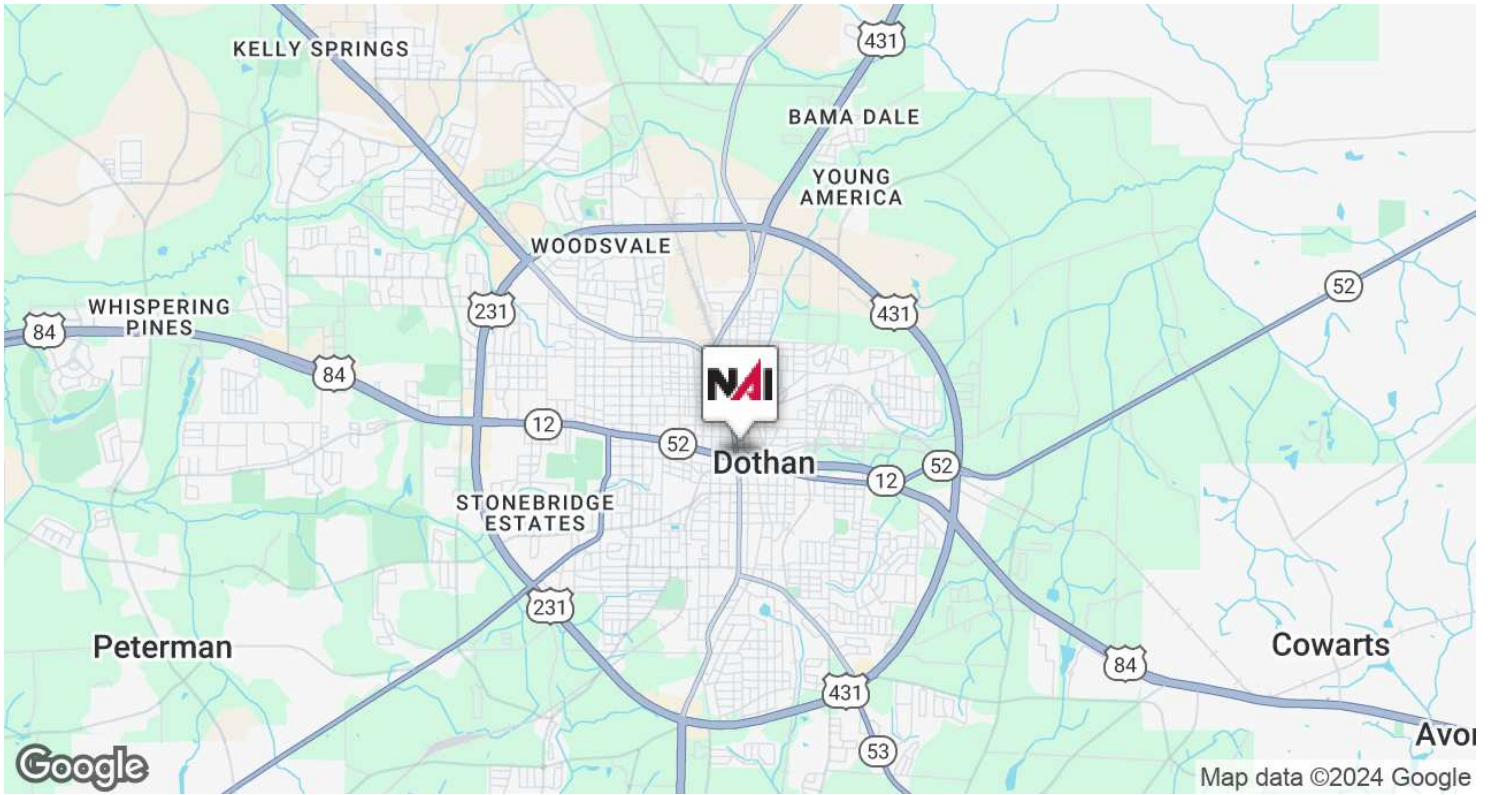


New City Center Developments In Progress ---- La Strada 150 feet from new Porter Park gateway on Foster Street





Demographics	5 Miles	10 Miles	15 Miles
Total population	68,858	109,102	129,641
Median age	41	41	41
Median age (Male)	39	39	40
Median age (Female)	42	42	43
Total households	29,114	45,390	53,656
Total persons per HH	2.4	2.4	2.4
Average HH income	\$71,490	\$76,046	\$76,095
Average house value	\$204,247	\$215,302	\$213,906



Population	5 Miles	10 Miles	15 Miles
Total Population	68,858	109,102	129,641
Average Age	41	41	41
Average Age (Male)	39	39	40
Average Age (Female)	42	42	43

Households & Income	5 Miles	10 Miles	15 Miles
Total Households	29,114	45,390	53,656
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$71,490	\$76,046	\$76,095
Average House Value	\$204,247	\$215,302	\$213,906

Demographics data derived from AlphaMap