



COMMERCIAL FOR LEASE

WESTGATE PLAZA SHOPPING CENTER

Retail | Up to 6 spaces available
1,200 sq. ft. – 30,000 sq. ft.



PROPERTY HIGHLIGHTS

- Traffic Light at Entrance
- High Traffic Area. The corner of Highway 29 and Church Street
- Retail Opportunity for New tenants to start tenancy during the remodel phase
- Fair Rates for a Market that captures such a broad area and pulls from 35–50 miles away.
- in the Main Corridor of Andalusia, AL near all of the retail traffic. With a majority of the retail sales in this market within 1,000 yards of this property.
- Wendy's Built in 2021
- Arby's redid building in 2021
- Ollie's and Dollar Tree opening Summer 2025!
- Two others opening Fall 2025

700 Westgate Plaza, Andalusia, AL 36420



STEPHEN SAUNDERS, CCIM, ICSC
President / Broker

Office: 205.768.1188

Mobile: 205.777.9560

Stephen@Saunders.llc

www.Saunders.llc



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1,200 sq. ft. – 30,000 sq. ft.



700 Westgate Plaza, Andalusia, AL 36420

42,000 SF of Available retail space for lease at Westgate Plaza in Andalusia, AL.

Sitting on Highway 29 South (as they call it- going to the beach route).

Come join us with the New Wendy's that was built in 2021 and is doing great, and the Redeveloped Arby's in 2021. Ollies and Dollar Tree opening Summer 2025! Two others by Fall 2025.

20k SF +/- available and a contiguous available of up to 30,000 +/- SF.

New owner redeveloping center now!

Bring your new tenants today, contact Stephen Saunders, CCIM to discuss.

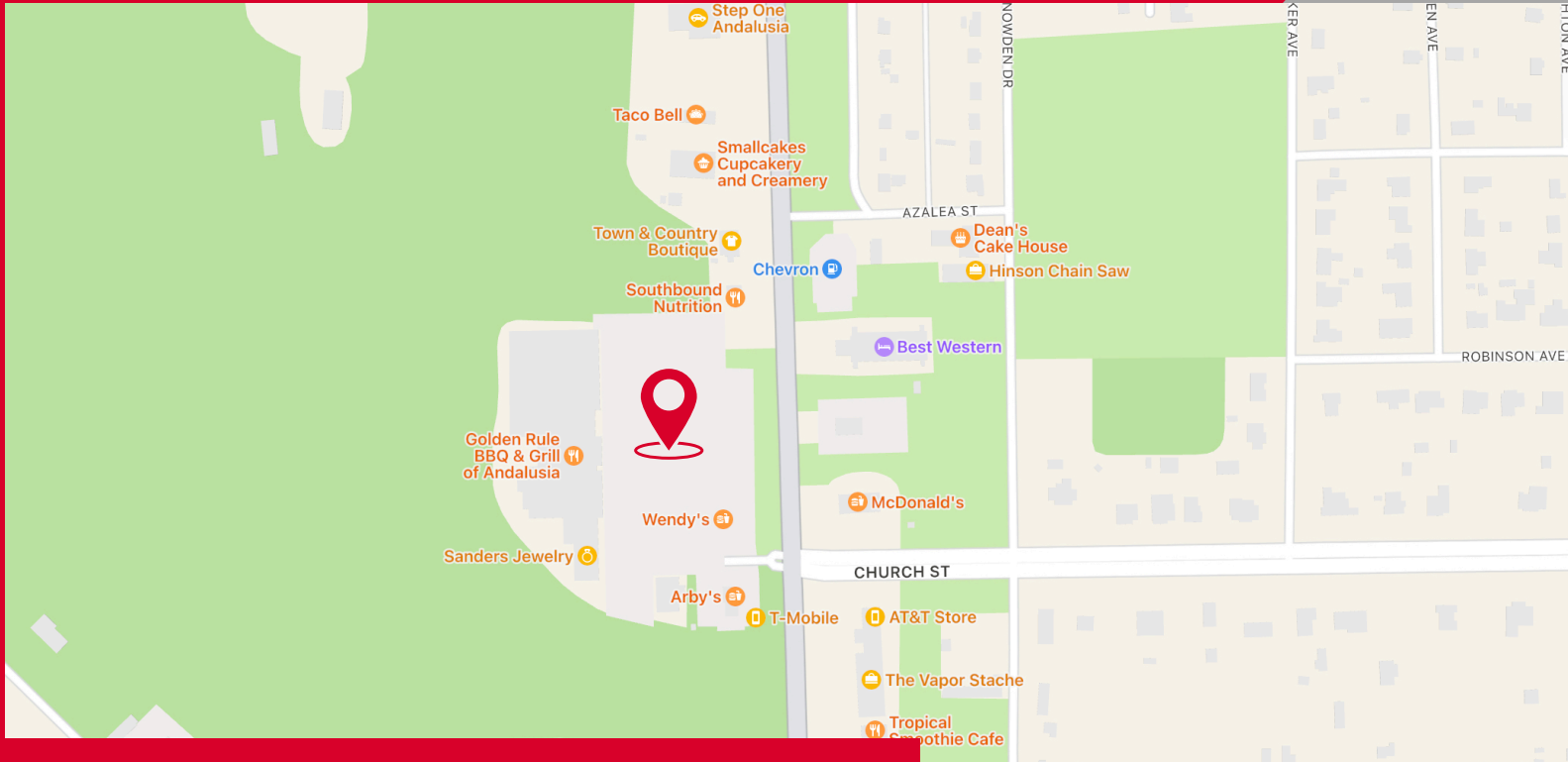


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• Property Type	Retail	• Subtype	Retail
• Tenancy	Multiple	• Total Building SQFT	87,850
• Minimum Divisible SQFT	1,200	• Max Contiguous SQFT	30,000
• Total Building Suites	16	• Vacant SQFT	50,000
• Land Acres	12	• Class	C
• Year Built	1960	• Year Renovated	Redeveloped Now 2025
• Buildings	1	• Stories	1
• Ceiling Height	18ft	• Total Parking Spaces	300+
• Power	Yes	• Cross Street	Church and Hwy 29
• Zoning	Retail	• County	Covington County
• Submarket	Andalusia	• Submarket Cluster	Highway 29 South – Beach Route



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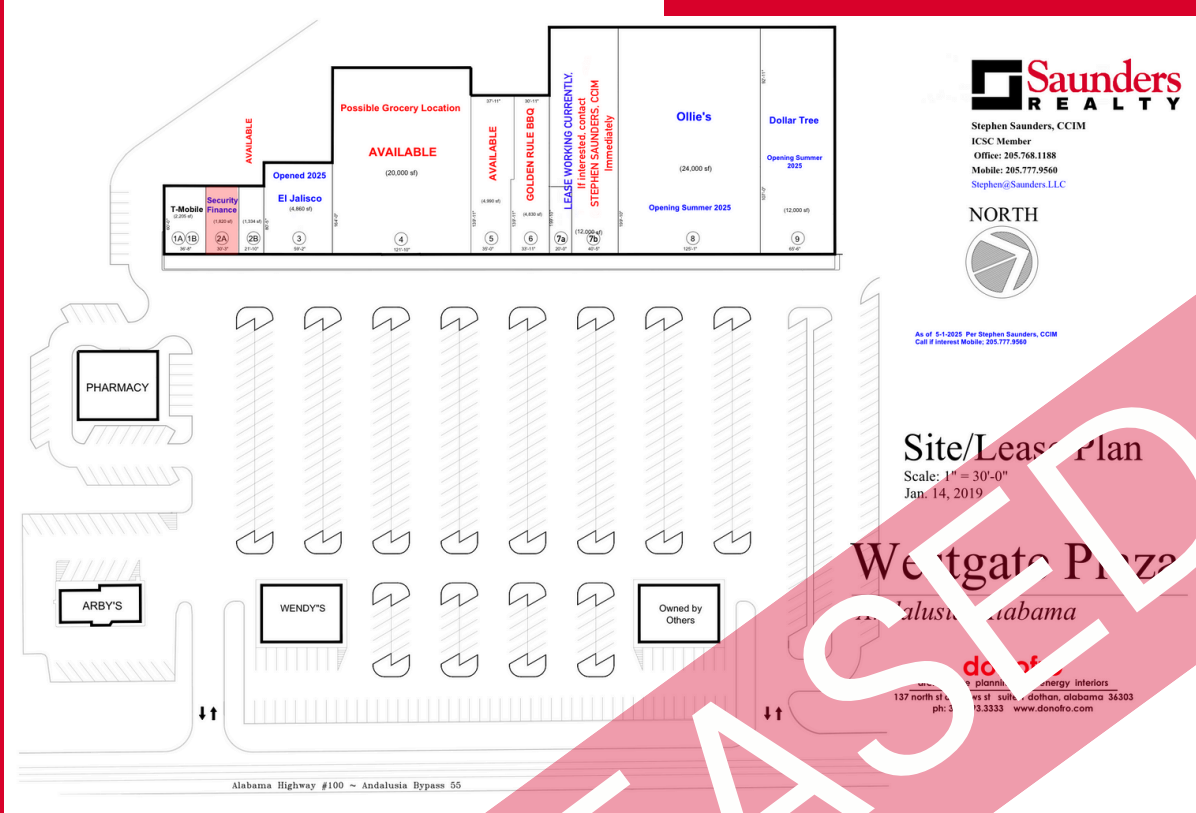


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NORTH



As of 5-1-2025 Per Stephen Saunders, CCIM
Call if interest Mobile: 205.777.9560

Site/Lease Plan

Scale: 1" = 30'-0"
Jan. 14, 2019

Westgate Plaza
Andalusia, Alabama

Space
2a

DESCRIPTION

- 1,850 SF +/- Space Available
- The property sits right on the main corridor through Andalusia, AL. County Seat town, with 90 % of retail sales other than Walmart done at this intersection or within 1,000 Yards either direction.
- Traffic Light at the Entrance that connects Highway 29 to the Downtown area through Church Street.
- Wendy's added 2021 and New Arby's Remodel in 2021.
- The remodel of this Shopping Center coming now...

- | | |
|-------------------|----------------|
| • Listing Type | NNN |
| • Space Subtype | Retail |
| • RSF | 1,850 SF |
| • USF | 1,850 SF |
| • Space Available | May 2025 |
| • Parking | In Parking Lot |
| • Lease Term | 5+ Years |

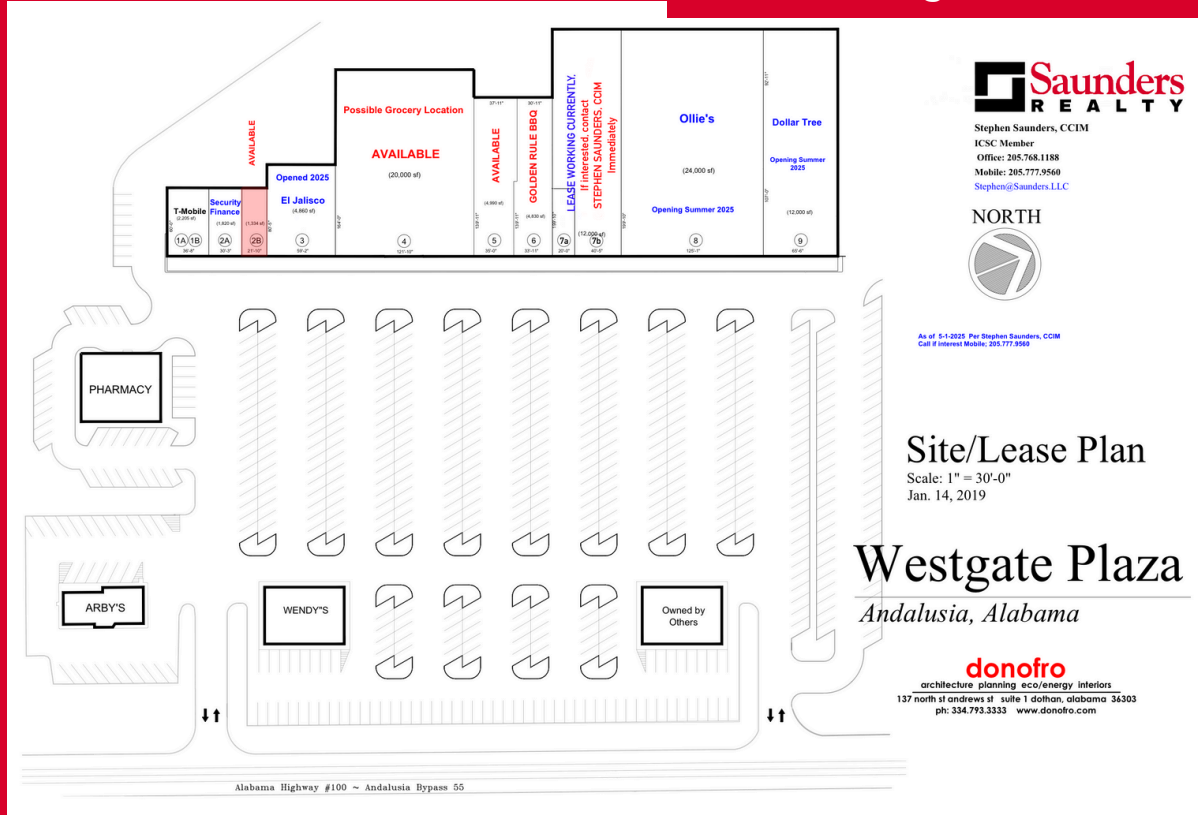


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WESTGATE PLAZA SHOPPING CENTER

700 Westgate Plaza, Andalusia, AL 36420



Space
2b

DESCRIPTION

- 1,333 SF +/- Space Available
- The property sits right on the main corridor through Andalusia, AL. County Seat town, with 90 % of retail sales other than Walmart are located at this intersection or within 1,000 Yards either direction.
- Traffic Light at the Entrance that connects Highway 29 to the Downtown area through Church Street.
- Wendy's added 2021 and New Arby's Remodel in 2021.
- Ollie's and Dollar Tree opening Summer 2025!
- Two others opening Fall 2025
- The remodel of this Shopping Center being done now!

- | | |
|-------------------|----------------|
| • Listing Type | NNN |
| • Space Subtype | Retail |
| • RSF | 1,333 SF |
| • USF | 1,333 SF |
| • Space Available | May 2025 |
| • Parking | In Parking Lot |
| • Lease Term | 5+ Years |

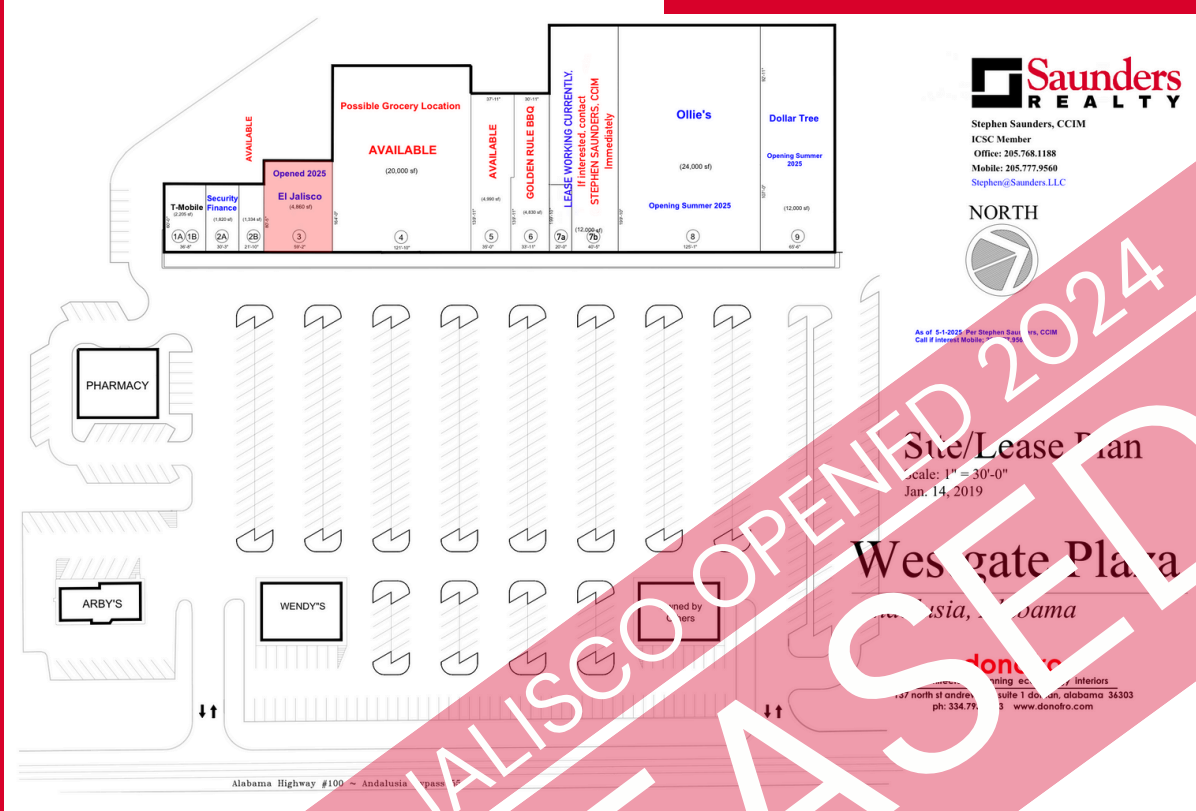


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WESTGATE PLAZA SHOPPING CENTER

700 Westgate Plaza, Andalusia, AL 36420



Space **3**

DESCRIPTION

- 4,860 +/- SF Former Mexican Restaurant.
- Remodel at Center Underway!
- The property sits right on the main corridor through Andalusia, AL. County Seat town, with 90 % of retail sales other than Walmart done at this intersection or within 1,000 Yards either direction.
- Traffic Light at the Entrance that connects Highway 29 to the Downtown area through Church Street.
- Wendy's added 2021 and New Arby's Remodel in 2021.
- The remodel of this Shopping Center coming now...

• Listing Type	NNN
• Space Subtype	Retail
• RSF	4,860 SF
• USF	4,860 SF
• Min Contiguous SF	4,860 SF
• Max Contiguous SF	5,000 SF
• Space Available	02/27/2024
• Parking	In Parking Lot
• Lease Term	Long Term

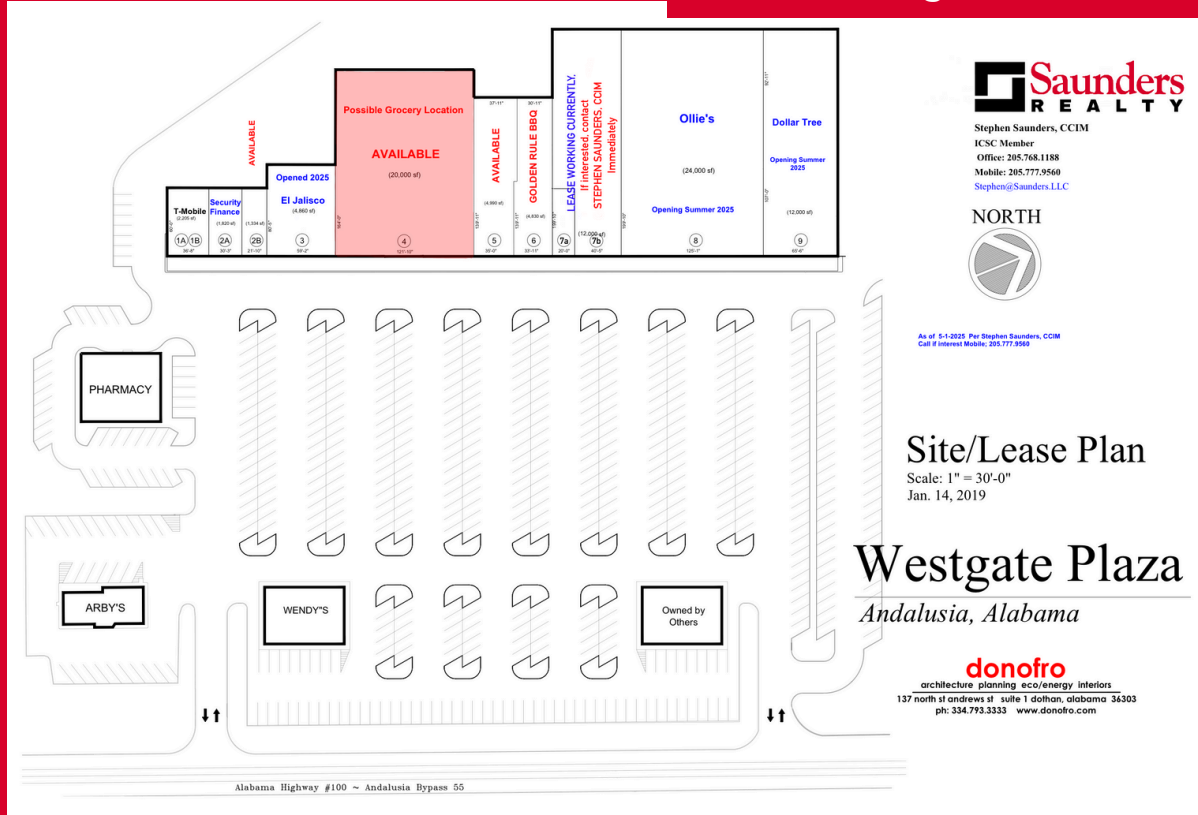


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700 Westgate Plaza, Andalusia, AL 36420



Space
4

DESCRIPTION

- 20,000 SF Space for your Jr Anchor clients
- Can be made into 15,000 SF or 5,000 SF .
- Traffic Light at the Entrance that connects Highway 29 to the Downtown area through Church Street.
- Wendy's added 2021 and New Arby's Remodel in 2021.
- Ollie's and Dollar Tree opening Summer 2025!
- Two others opening Fall 2025
- The remodel of this Shopping Center being done now!.

- | | |
|---------------------|----------------|
| • Listing Type | NNN |
| • Space Subtype | Retail |
| • Min Contiguous SF | 5,000 SF |
| • Max Contiguous SF | 20,000 SF |
| • Space Available | now |
| • Parking | In Parking Lot |
| • Lease Term | 5+ Years |

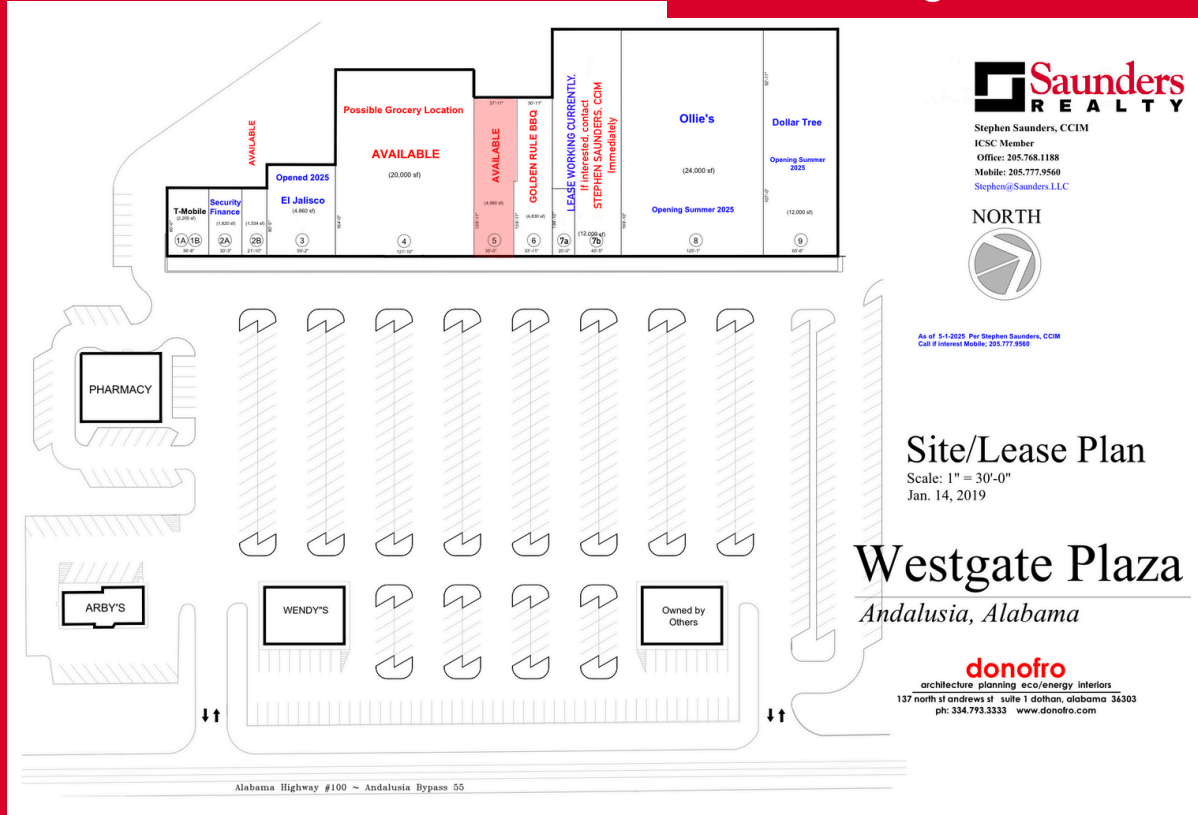


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Jan. 14, 2019

Westgate Plaza

Andalusia, Alabama

donofro

architecture planning eco/energy interiors
137 north st andrews st suite 1 dothan, alabama 36303
ph: 334.793.3333 www.donofro.com

Space
5

DESCRIPTION

- 4,850 SF +/- Space Available
- Former Eye Doctor who moved down the street and built their own building.
- Traffic Light at the Entrance that connects Highway 29 to the Downtown area through Church Street.
- Wendy's added 2021 and New Arby's Remodel in 2021.
- Ollie's and Dollar Tree opening Summer 2025!
- Two others opening Fall 2025
- The remodel of this Shopping Center being done now!

- | | |
|-------------------|--------------------|
| • Listing Type | NNN |
| • Space Subtype | Retail, Restaurant |
| • RSF | 4,850 SF |
| • USF | 4,850 SF |
| • Space Available | Currently |
| • Parking | In Parking Lot |
| • Lease Term | 5+ Years |



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700 Westgate Plaza, Andalusia, AL 36420



DESCRIPTION

- 1,200 +/- SF
- Can be 10,000 SF +/- Contiguous
- Small Space currently at The Shopping Center.
- The center is Being Remodeled now.
- Traffic Light at the Entrance that connects Highway 29 to the Downtown area through Church Street.
- Wendy's added 2021 and New Arby's Remodel in 2021.
- Ollie's and Dollar Tree opening Summer 2025!
- Two others opening Fall 2025
- The remodel of this Shopping Center being done now!
-

• Listing Type	NNN
• Space Subtype	Retail
• RSF	1,200 SF
• USF	1,200 SF
• Min Contiguous SF	1,200 SF
• Max Contiguous SF	12,000 SF
• Space Available	now
• Parking	In Parking Lot
• Lease Term	5+ Years

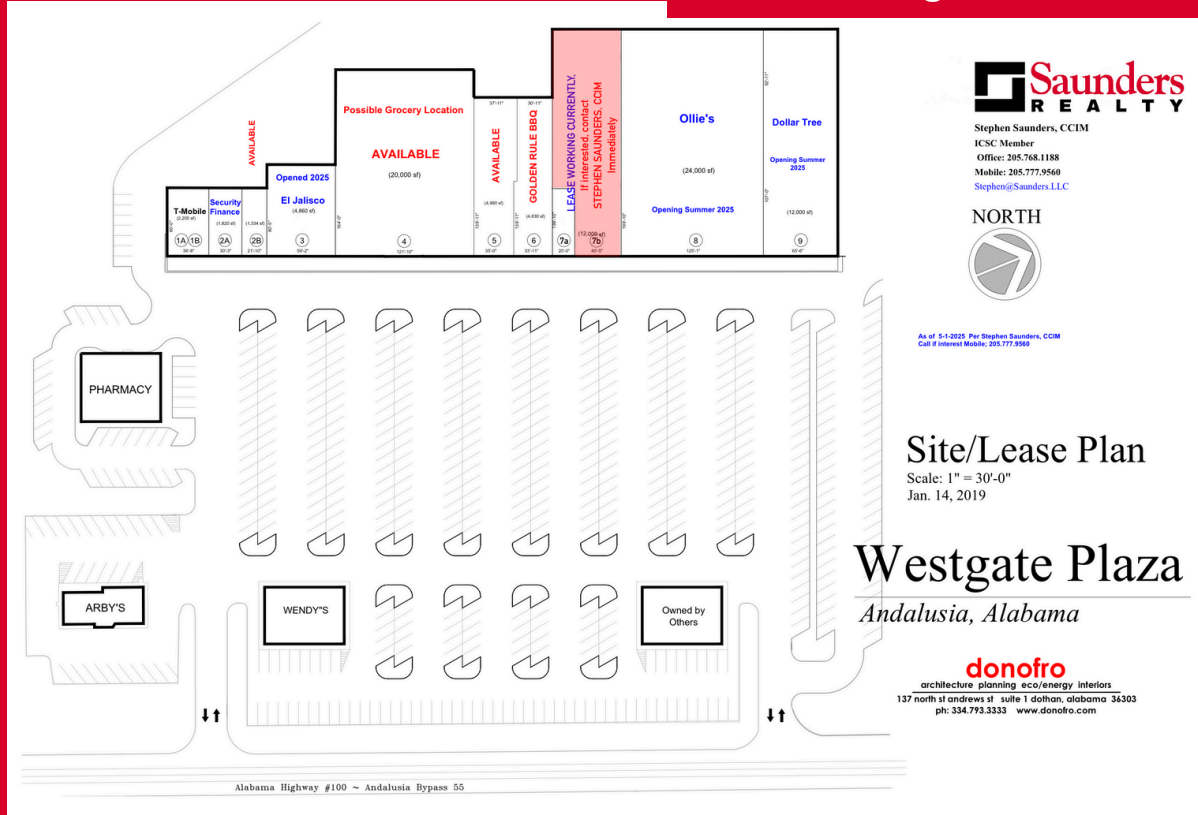


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WESTGATE PLAZA SHOPPING CENTER

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Space **7b**

DESCRIPTION

- 8,800 SF +/- Space Available
- Can be 12,000 SF +/- Contiguous
- Traffic Light at the Entrance that connects Highway 29 to the Downtown area through Church Street.
- Wendy's added 2021 and New Arby's Remodel in 2021.
- Ollie's and Dollar Tree opening Summer 2025!
- Two others opening Fall 2025
- The remodel of this Shopping Center being done now!

- | | |
|---------------------|----------------|
| • Listing Type | NNN |
| • Space Subtype | Retail |
| • Min Contiguous SF |SF |
| • Max Contiguous SF | 12,000 SF |
| • Space Available | now |
| • Parking | In Parking Lot |
| • Lease Term | 5+ Years |

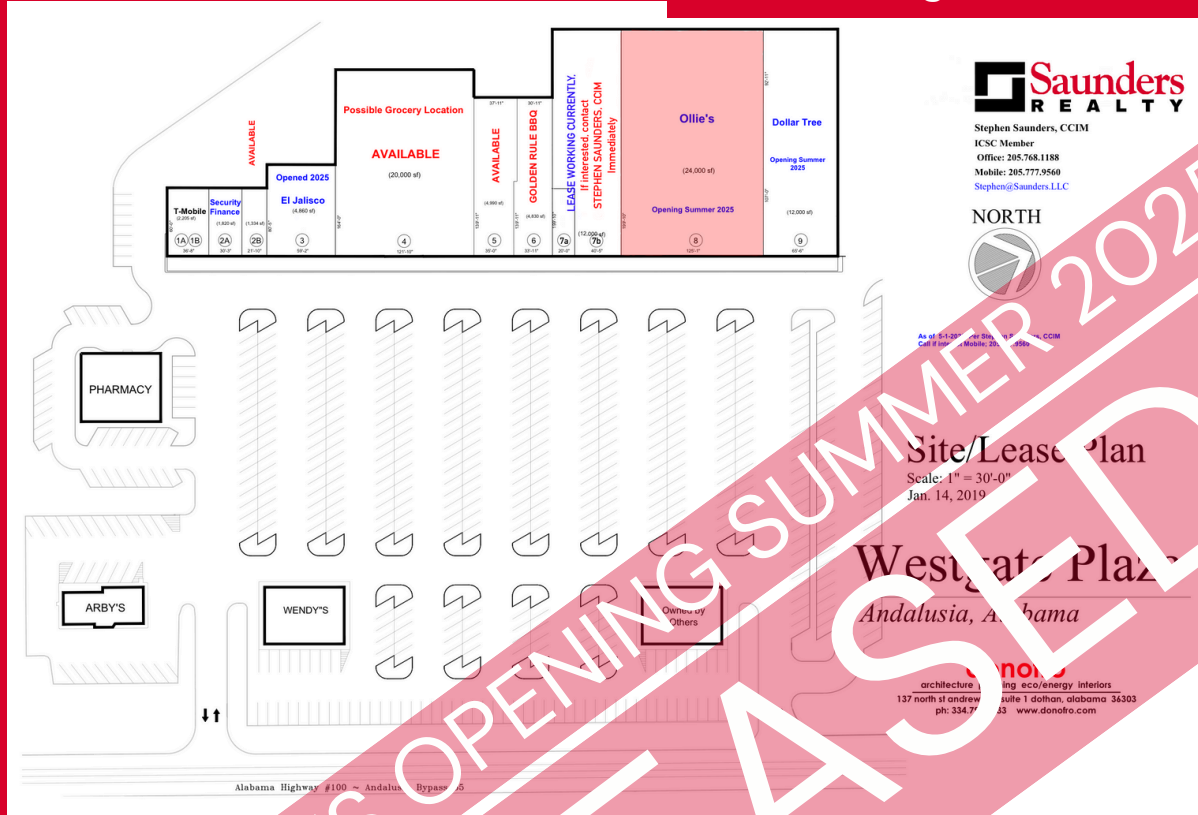


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Space
8

DESCRIPTION

- ANCHOR SPACE AVAILABLE
- Space consists of 25,000 +/- SF
- Former Goody's location
- Can be a 15,000 SF box for the right retail user.
- Can be 40,000 SF if need be.
- The property sits right on the main corridor through Andalusia, AL. County Seat town, with 90 % of retail sales other than Walmart done at this intersection or within 1,000 Yards either direction.
- Traffic Light at the Entrance that connects Highway 29 to the Downtown area through Church Street.
- Wendy's added 2021 and New Arby's Remodel in 2021.
- The remodel of this Shopping Center coming now...

• Listing Type	NNN
• Space Subtype	Retail
• Min Contiguous SF	25,000 SF
• Max Contiguous SF	40,000 SF
• Space Available	now
• Parking	In Parking Lot
• Lease Term	5+ Years



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LEASED

Space

8

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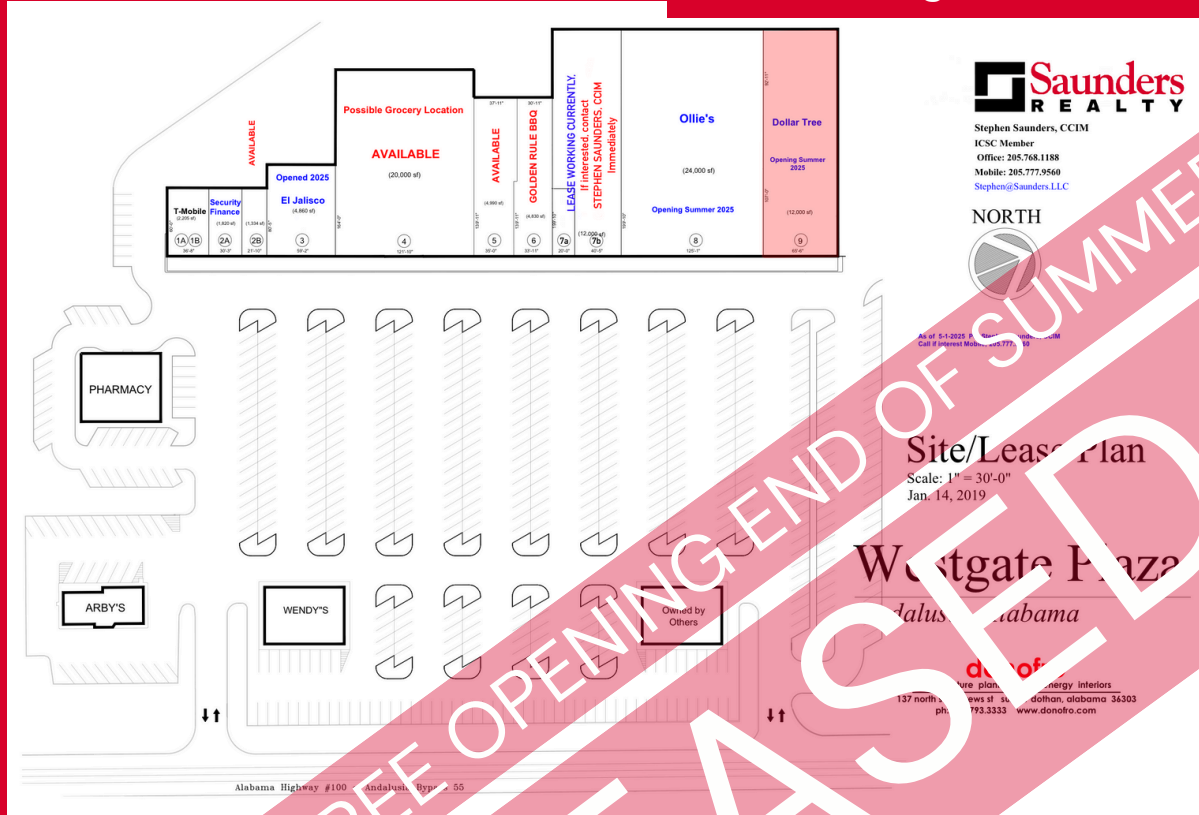


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Space **9**

DESCRIPTION

- 12,000 SF +/- Space Available
- The property sits right on the main corridor through Andalusia, AL. County Seat town, with 90 % of retail sales other than Walmart done at this intersection or within 1,000 Yards either direction.
- Traffic Light at the Entrance that connects Highway 29 to the Downtown area through Church Street.
- Wendy's added 2021 and New Arby's Remodel in 2021.
- The remodel of this Shopping Center coming now...

• Listing Type	NNN
• Space Subtype	Retail
• RSF	12,000 SF
• USF	12,000 SF
• Space Available	now
• Parking	In Parking Lot
• Lease Term	5+ Years



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Mobile: 205.777.9560
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DISCLAIMER

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P.O. Box 85 Wing, AL 36483
56464-3, Alabama

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