

Property Summary

LEASE OR GROUND LEASE – 3,668 SF (1.00 AC Pad Site) at the intersection of Highway 231 and Ross Clark Circle in Dothan, Alabama.

Site gets incredible exposure with Combined Traffic Counts of 71,829 VPD at the intersection.

Robust retail corridor with major retailers such as Publix, Home Depot, Hobby Lobby, Sam's Club, and TJ Maxx. Single Tenant users include: Chick-Fil-A, Chipotle, Panera Bread, McDonald's, and Starbucks.

Strong morning and daytime business with 34,521 Employees within 3 miles from the site.

	1-Mile	3-Mile	5-Mile
Total Population:	5,133	35,507	66,838
Daytime Population:	5,753	34,521	57,053
Avg. HH Incomes:	\$78,963	\$72,272	\$71,796



TRAFFIC COUNTS

39,134 VPD – Montgomery Highway
32,695 VPD – Ross Clark Circle

FORMER BANK BRANCH

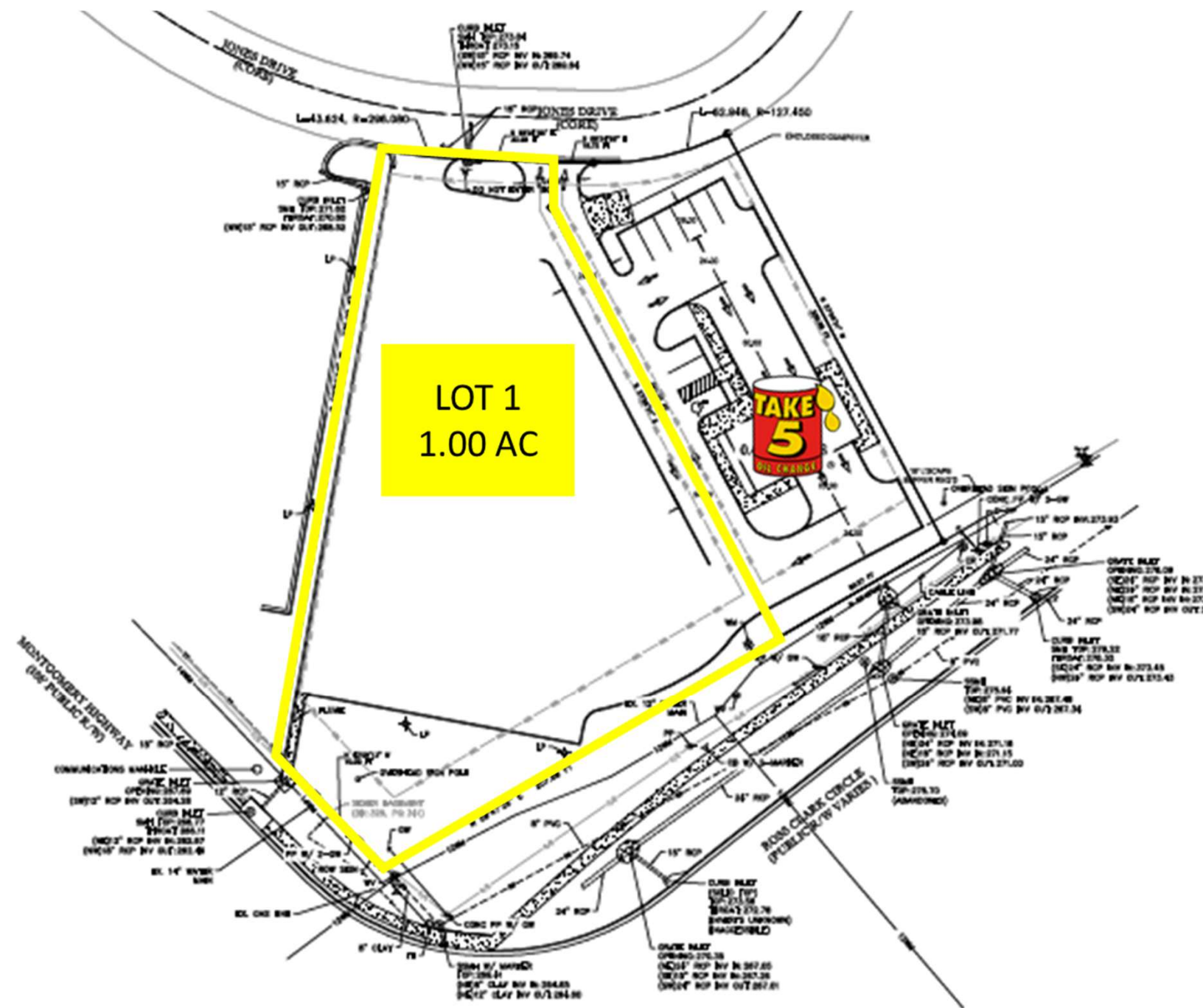
Aerial & Site Plan



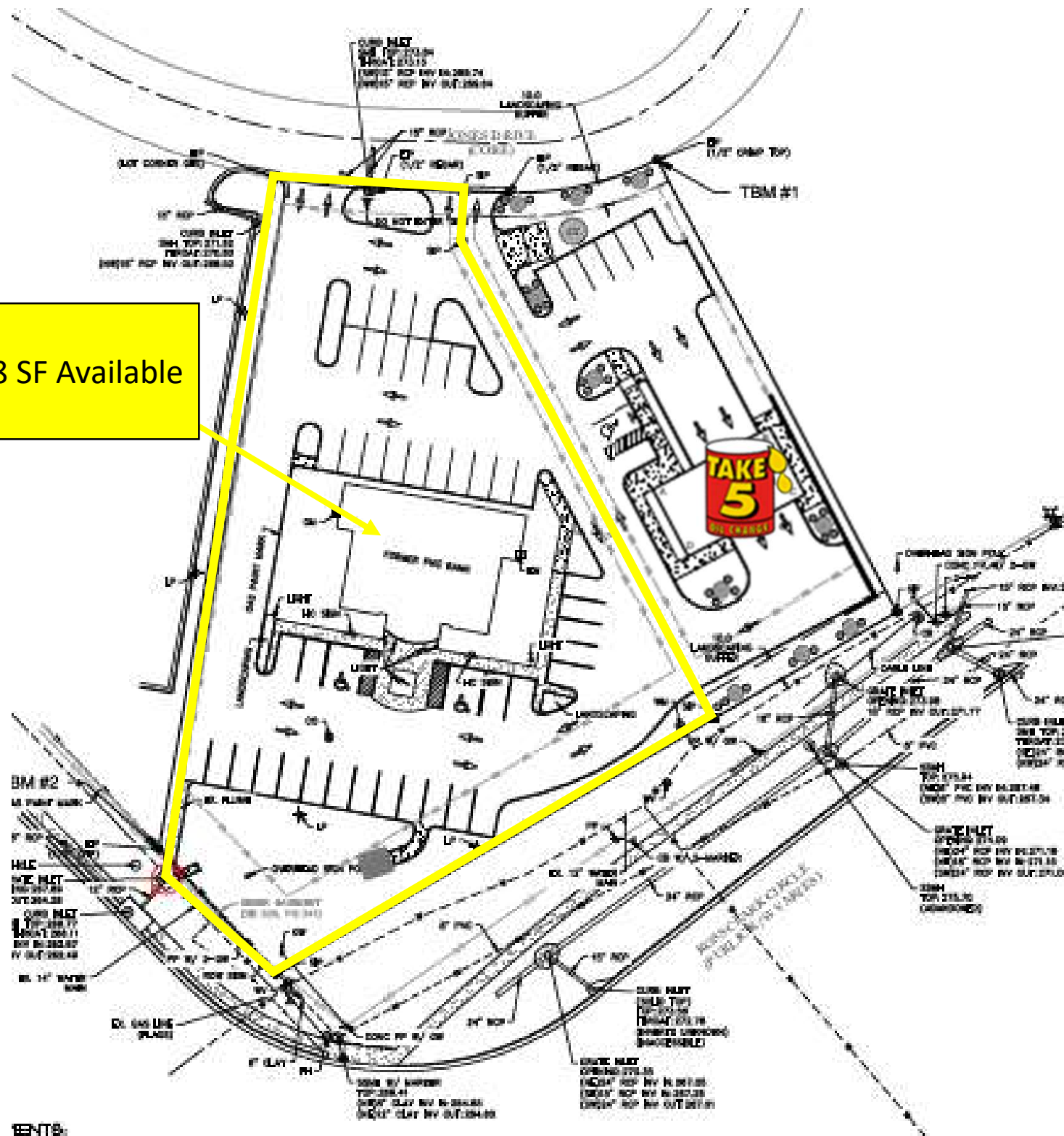
FORMER BANK

- 3,668 SF
- 1.00 AC
- Zoned B-2
- 2 Full Access Pts

SITE PLAN – PAD SITE



SITE PLAN – FORMER BANK



3,668 SF Available

FORMER BANK BRANCH

Property Photos

