



4,331 SF FORMER RESTAURANT

AMC THEATRES
BEST BUY
936,636 Annual Visits

Walmart
3.51 Million Annual Visits

belk jcpenny Dillard's
Durlington RACK ROOM SHOES FINISH LINE
HIBBETT SPORTS JOANN claire's
3.03 Million Annual Visits

DICK'S SPORTING GOODS TARGET BARNES & NOBLE
KOHL'S ROSS DRESS FOR LESS Michaels
LANE BRYANT ULTA Bath & Body Works
5.54 Million Annual Visits



Property Summary

4,331 SF Freestanding Restaurant at the intersection of Highway 231 and Plum Road in Dothan, Alabama.

Site gets incredible exposure being across the street from the Target/Lowe's/Kohl's center (5.54 Million Annual Visits!).

- BLDG SIZE:** 4,331 SF Freestanding Building
- LOT SIZE:** 0.51 Acres
- PARKING:** 35 Parking Spaces; 30+ More Shared Spaces
- FRONTAGE:** 120 Feet on Highway 231
- ACCESS:** Right-In, Right-Out on Highway 231
Cross-Access with Hampton Inn & Suites and Mikata Japanese Steakhouse

	1-Mile	3-Mile	5-Mile
Total Population:	4,085	22,450	55,583
Daytime Population:	3,118	21,265	40,415
Avg. HH Incomes:	\$82,010	\$83,871	\$75,748



TRAFFIC COUNTS

33,218 VPD – Highway 231 (south of site)
27,684 VPD – Highway 231 (north of site)

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.

FORMER RESTAURANT

Property Aerials



FORMER RESTAURANT

Property Pictures



HAMPTON INN
B-3 ZONING

SLEEP INN
B-3 ZONING

