

FOR LEASE

301 W. Inez Road, Dothan, AL 36301

NAI TALCOR



Retail | 2 Suites Available

South Dothan Plaza is a 12-unit retail strip center located at 301 W. Inez Road just off Hwy 231 S. Adjacent to Southside Walmart and next to Arby's.

- Suite 6 available: 4,500 SF. Next to Cato's, with large front showroom and supply room in rear + 2 restrooms (\$4,875/mo + CAM Fee)
- Suite 2 available: 1,015 SF with 1 restroom (\$1,100/mo + CAM Fee)
- Located just off Hwy 231 S with traffic counts of 31,257 vehicles per day
- Co-Tenants include: CATO, Sally's, Shoe Show, Dothan Pharmacy, & more.

OFFERING SUMMARY

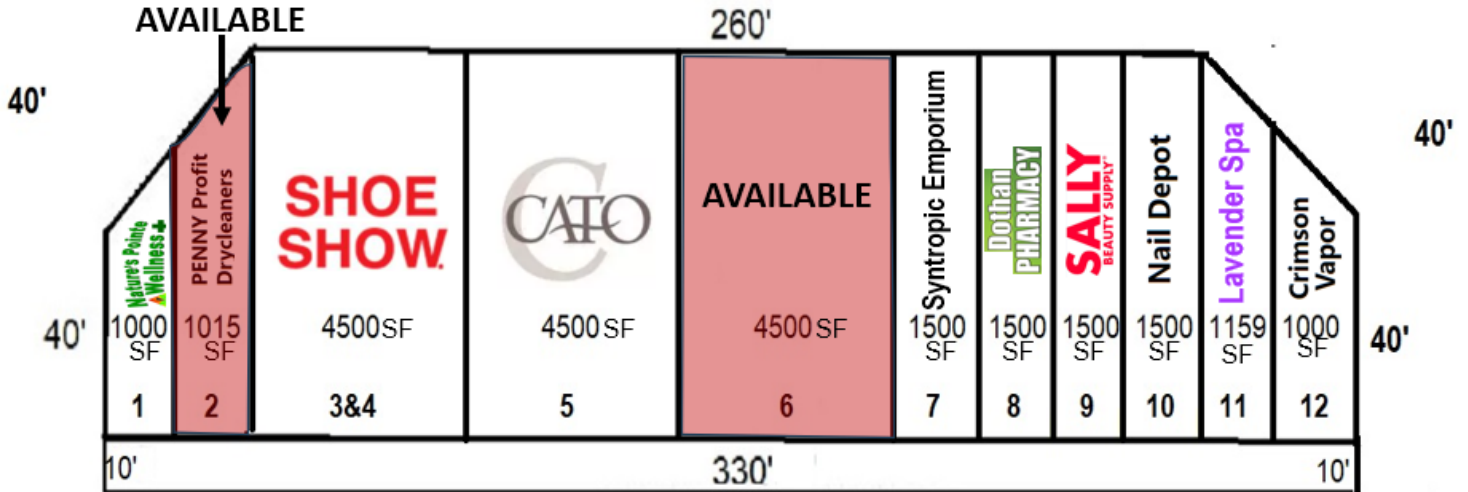
AVAILABLE SF	1,015 - 4,500 SF
LEASE RATE	\$13.00 SF/YR
CAM FEE	\$1.44/SF/YR

Demographics	5 Miles	10 Miles	20 Miles
Total Population:	52,430	98,148	150,527
Average HH Income:	\$53,791	\$58,765	\$56,165

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SOUTH DOTHAN PLAZA
301 W. Inez Rd, Dothan, AL 36301



Suite 2 and Suite 6 Available

Building Size: 23,674 SF



Suite 6 - 4,500 SF



Suite 2 - 1,015 SF

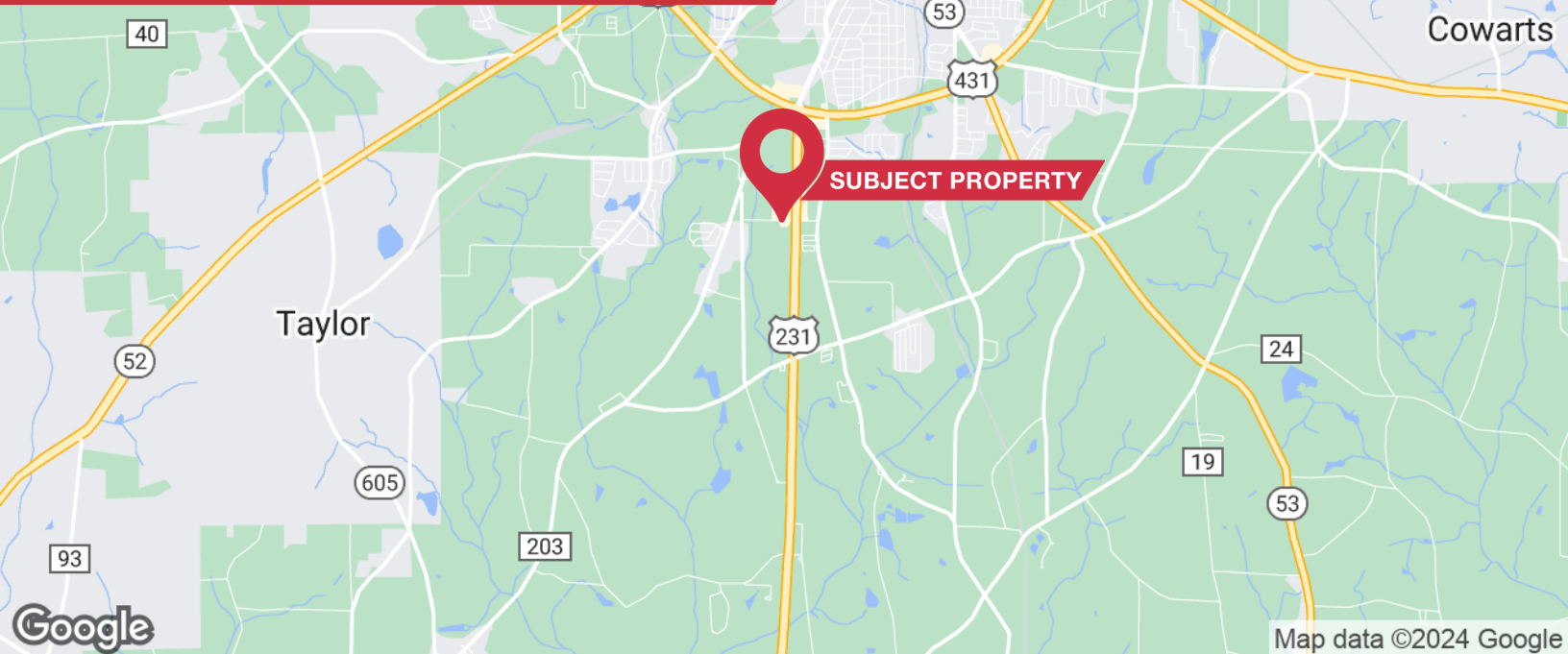
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LOCATION MAPS

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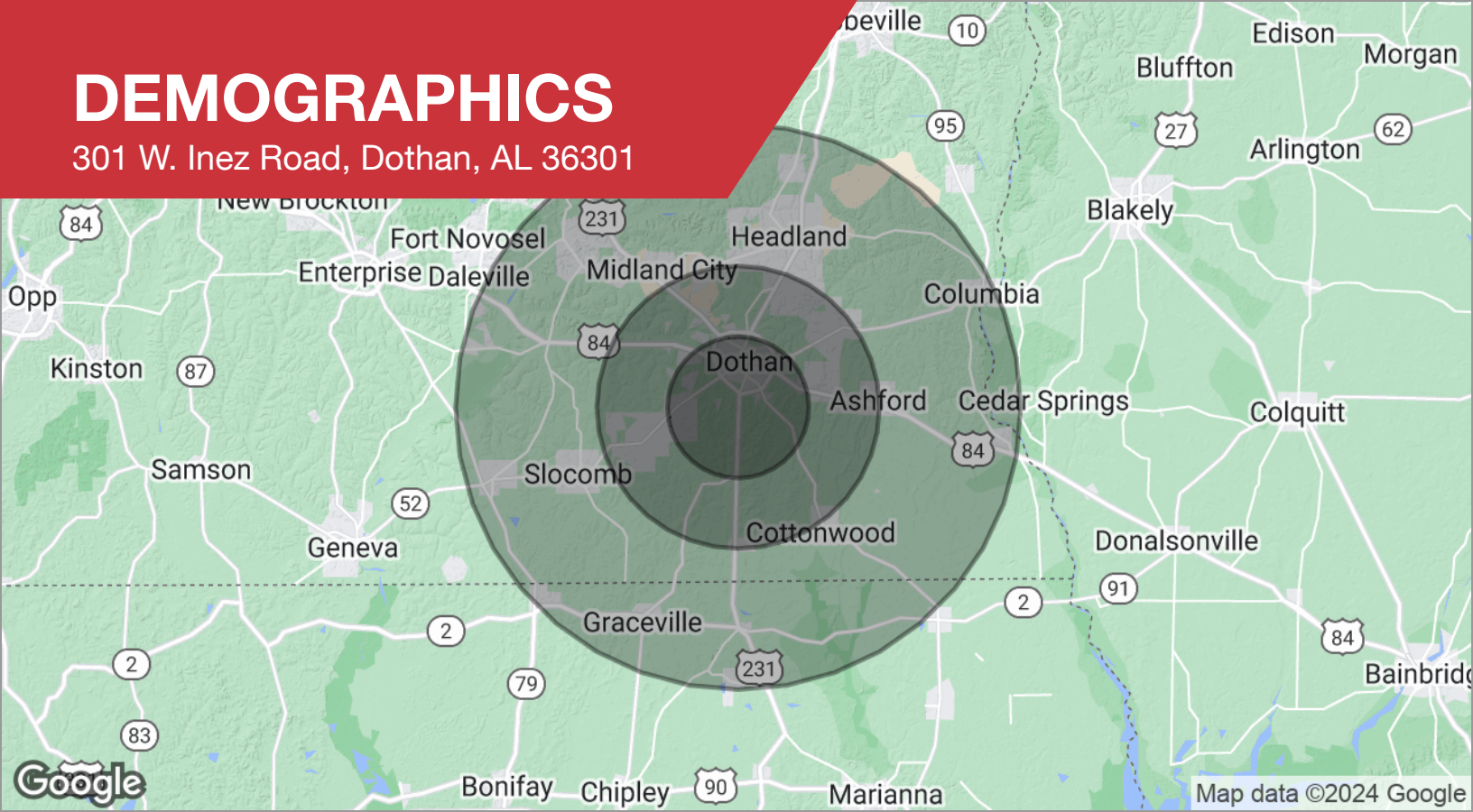
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DEMOGRAPHICS

301 W. Inez Road, Dothan, AL 36301



DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	20 MILES
Total population	52,430	98,148	150,527
Median age	38.9	39.6	40.5
Median age (male)	36.5	37.2	38.6
Median age (Female)	40.8	41.5	42.2
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	23,920	44,135	67,078
# of persons per HH	2.2	2.2	2.2
Average HH income	\$53,791	\$58,765	\$56,165
Average house value	\$130,932	\$143,475	\$135,985

* Demographic data derived from 2020 ACS - US Census