

PRE-LEASING NOW

179 N Foster Street Dothan, AL 36303

NAI TALCOR



Renovations to the Historic
F. W. Woolworth Co. Building

Pre-leasing Now | Retail/Office

Historic building with plans to be renovated for mixed-use on Foster Street next to The Colby Building. Retail Spaces on ground floor and office spaces on 2nd floor. Great location as new Downtown redevelopment projects are currently underway to include: New Civic Center, Wiregrass Arts & Innovation Center, Opera House enhancements, green space, hotel/shops and more.

- Mixed-use building | Retail and Office Spaces
- Excellent Central Downtown location
- Downtown Revitalization Projects underway
- Near many shops & eateries, Courthouse, City Hall & Civic Center
- Projected floor plans shown below
- Projected completion/opening TBD

OFFERING SUMMARY

AVAILABLE SF	602 - 3,000 SF
LEASE RATE	call for lease rate
BUILDING SIZE	21,484 SF

Demographics	3 Miles	5 Miles	10 Miles
Total Population:	34,145	59,092	97,539
Average HH Income:	\$47,173	\$53,358	\$57,079

[DOWNTOWN REDEVELOPMENT PROJECTS](#)

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 **NAI TALCOR**
107 Hidden Glen Way
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FOR LEASE

179 N Foster Street Dothan, AL 36303



Subject Building
Soon to be Renovated
for Mixed-Use



Pre-Leasing
Now!

New City Center Events Plaza Redevelopments in Progress:

- Foster Street Gateway
- Porter Park Plaza
- New E. Main Roundabout
- City Center Park Amphitheater
- Opera House Plaza
- Wiregrass Art & Innovation Center

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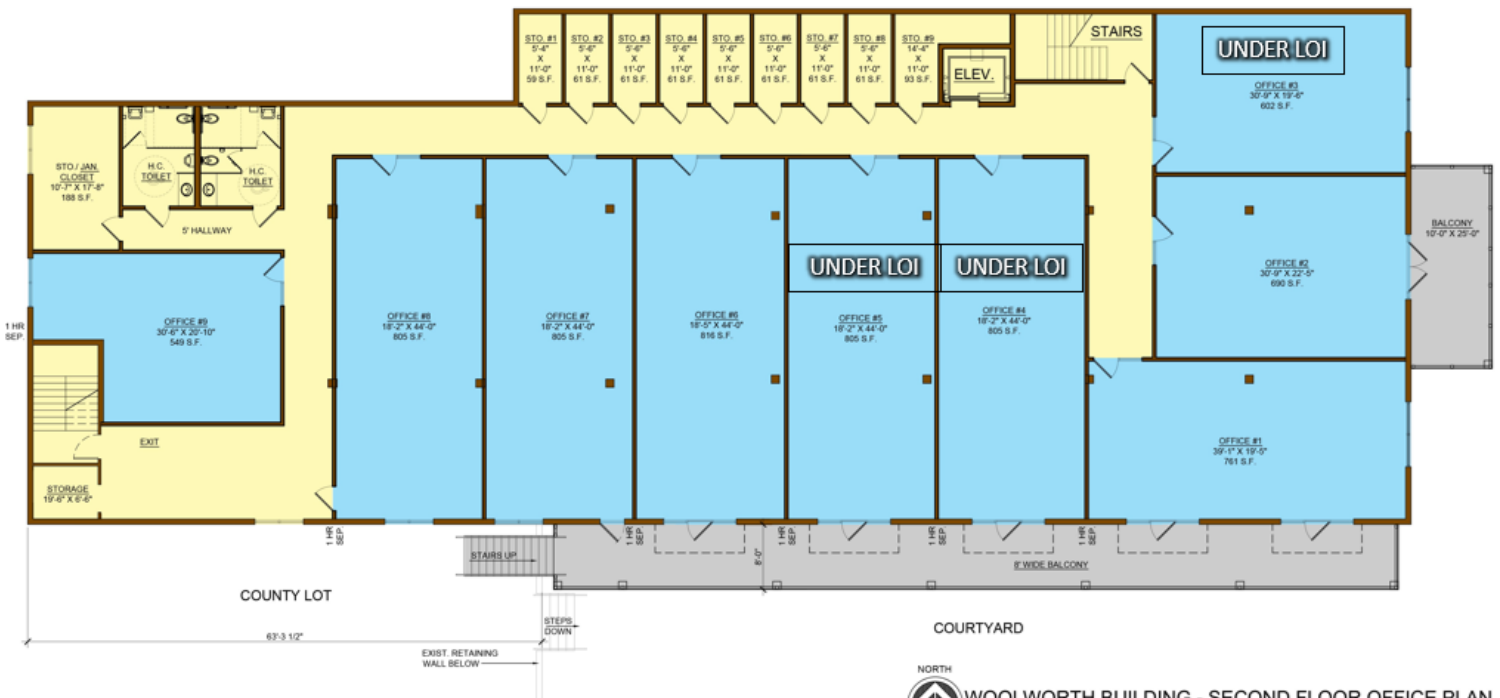
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FLOOR PLANS

179 N Foster Street Dothan, AL 36303



NORTH
WOOLWORTH BUILDING - GROUND FLOOR RETAIL PLAN



NORTH
WOOLWORTH BUILDING - SECOND FLOOR OFFICE PLAN
SCALE: 1/8" = 1'-0" ON 24X36

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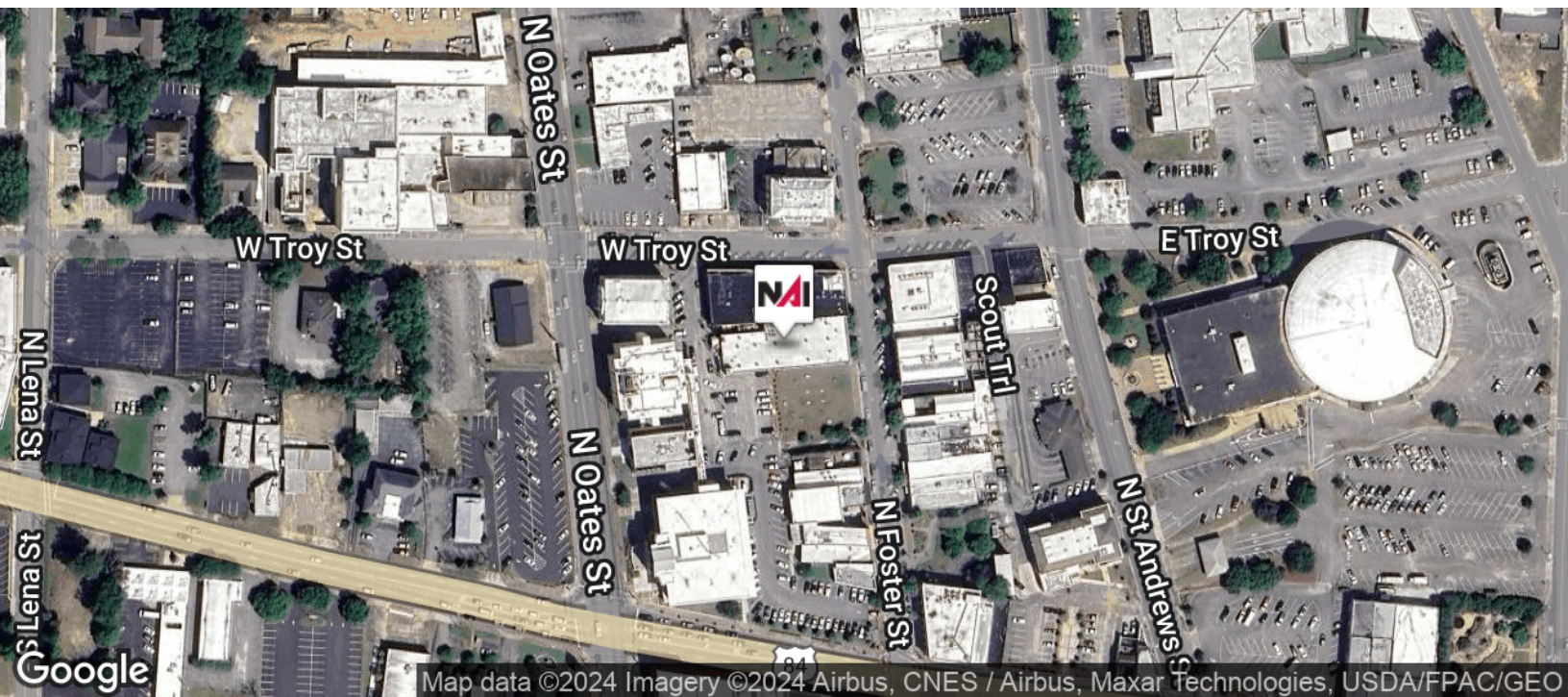
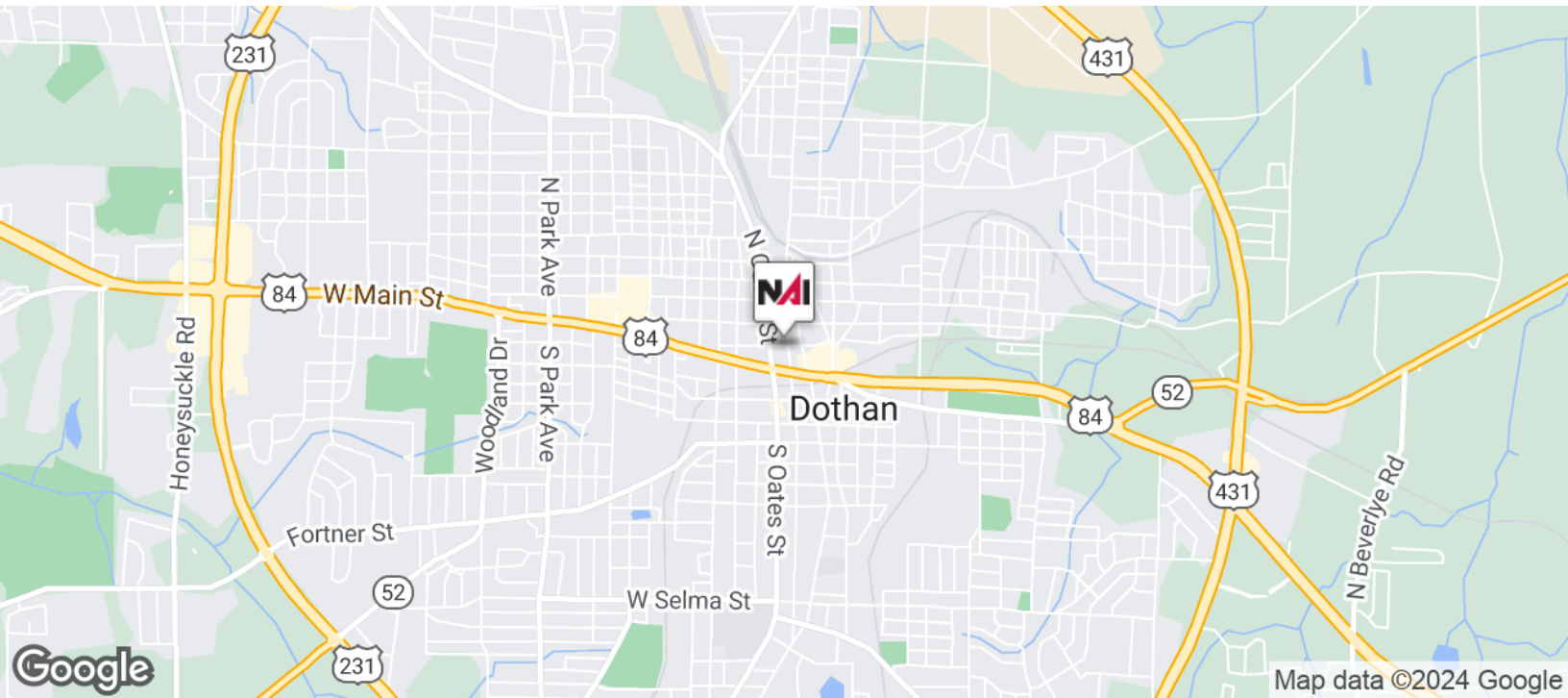
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LOCATION MAPS

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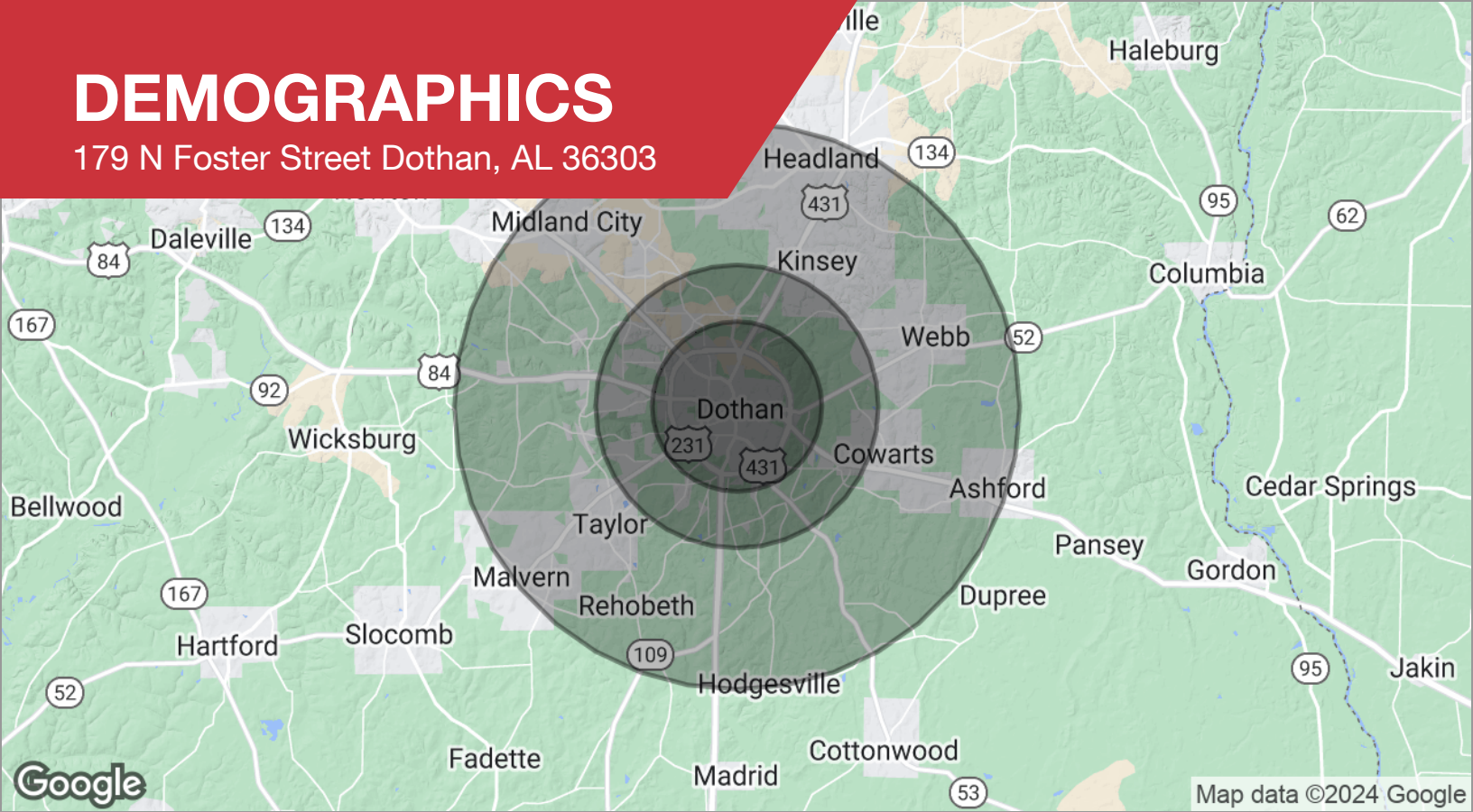
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DEMOGRAPHICS

179 N Foster Street Dothan, AL 36303



DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total population	34,145	59,092	97,539
Median age	37.7	37.4	37.7
Median age (male)	35.2	35.6	36.2
Median age (Female)	39.8	38.9	38.9
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	13,477	22,964	37,403
# of persons per HH	2.5	2.6	2.6
Average HH income	\$47,173	\$53,358	\$57,079
Average house value	\$164,595	\$165,998	\$161,688

* Demographic data derived from 2020 ACS - US Census