

# FOR SALE

3501 Montgomery Hwy Dothan, AL 36303

# NAI TALCOR



## Owner/User Restaurant

Former Japanese Hibachi restaurant with a spacious interior and attractive brick facade. Located on Dothan's primary commercial retail corridor on Hwy 231 N. Prime location near Dothan Pavilion Shopping Center and across from the 638,544 SF Wiregrass Commons Mall. High traffic area with an AADT of 42,559 VPD.

- 4 Hibachi stations with 2 cooking areas each
- 2 Hibachi stations with 1 cooking area each
- 2 walk-in coolers and 1 walk-in freezer
- Across from Wiregrass Commons Mall
- Near Dothan Pavilion (Target, Kohls, AMC, Ross)
- Major nearby retailers: Starbucks, TownePlace Suites, Walgreens, Buffalo Wild Wings, Winn Dixie, Texas Roadhouse, Panda Express
- 2022 AADT: 42,559

### OFFERING SUMMARY

<b>SALE PRICE</b>	\$985,000
<b>BUILDING SIZE</b>	6,487 SF
<b>LOT SIZE</b>	0.36 Acres

Demographics	1 Mile	5 Miles	15 Miles
Total Population:	4,660	59,282	124,717
Average HH Income:	\$70,029	\$59,865	\$58,232

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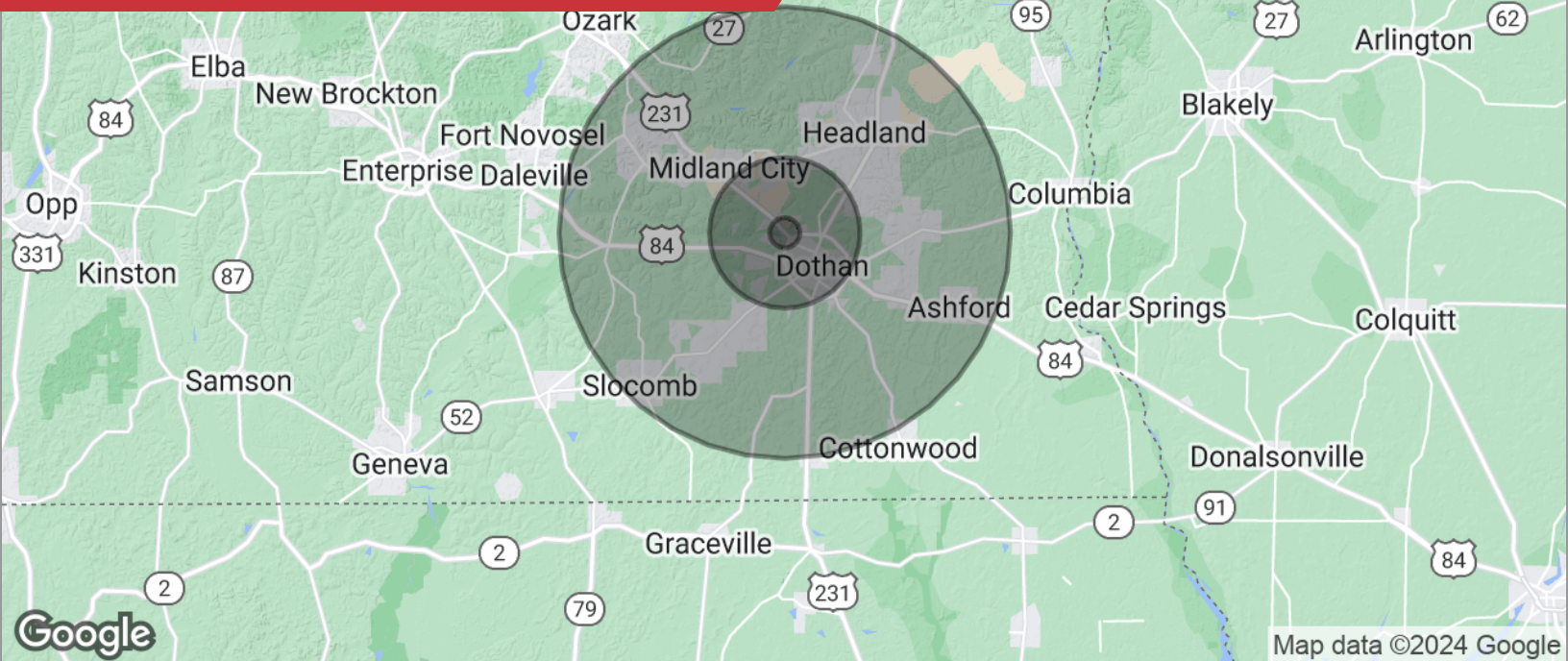
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## DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	15 MILES
Total population	4,660	59,282	124,717
Median age	38.9	39.5	40.1
Median age (male)	35.9	36.4	37.9
Median age (Female)	42.3	42.1	41.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	15 MILES
Total households	2,095	27,220	55,970
# of persons per HH	2.2	2.2	2.2
Average HH income	\$70,029	\$59,865	\$58,232
Average house value	\$173,512	\$147,480	\$141,352

\* Demographic data derived from 2020 ACS - US Census

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