



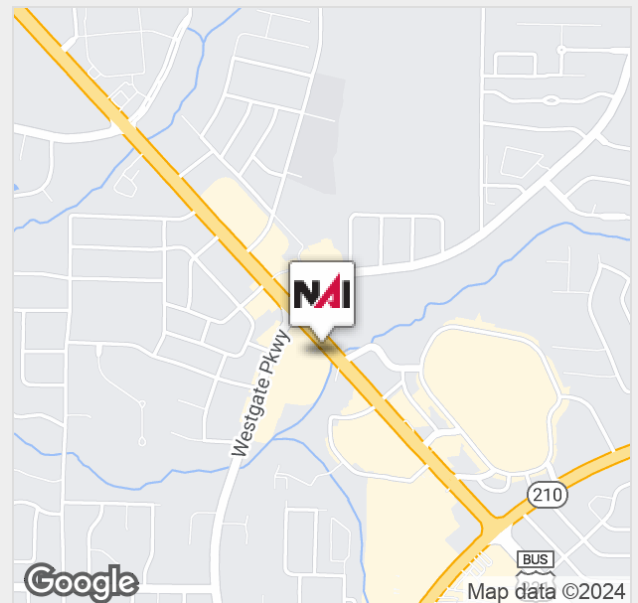
3501 Montgomery Hwy US HWY 231N

Dothan, Alabama 36303

Property Features

- Attractive brick building, beautiful interior
- 4 Hibachi cooking stations with 2 cooking areas each
- 2 Hibachi cooking stations with 1 cooking area each
- High traffic count of over 37,500 cars per day
- Across the street from Wiregrass Commons Mall
- 3 walk-in coolers & 1 walk-in freezer will convey
- Lot size: 0.36 AC
- Parcel ID: 38-09-02-10-2-000-015.009

Sale Price: \$990,000



For more information:

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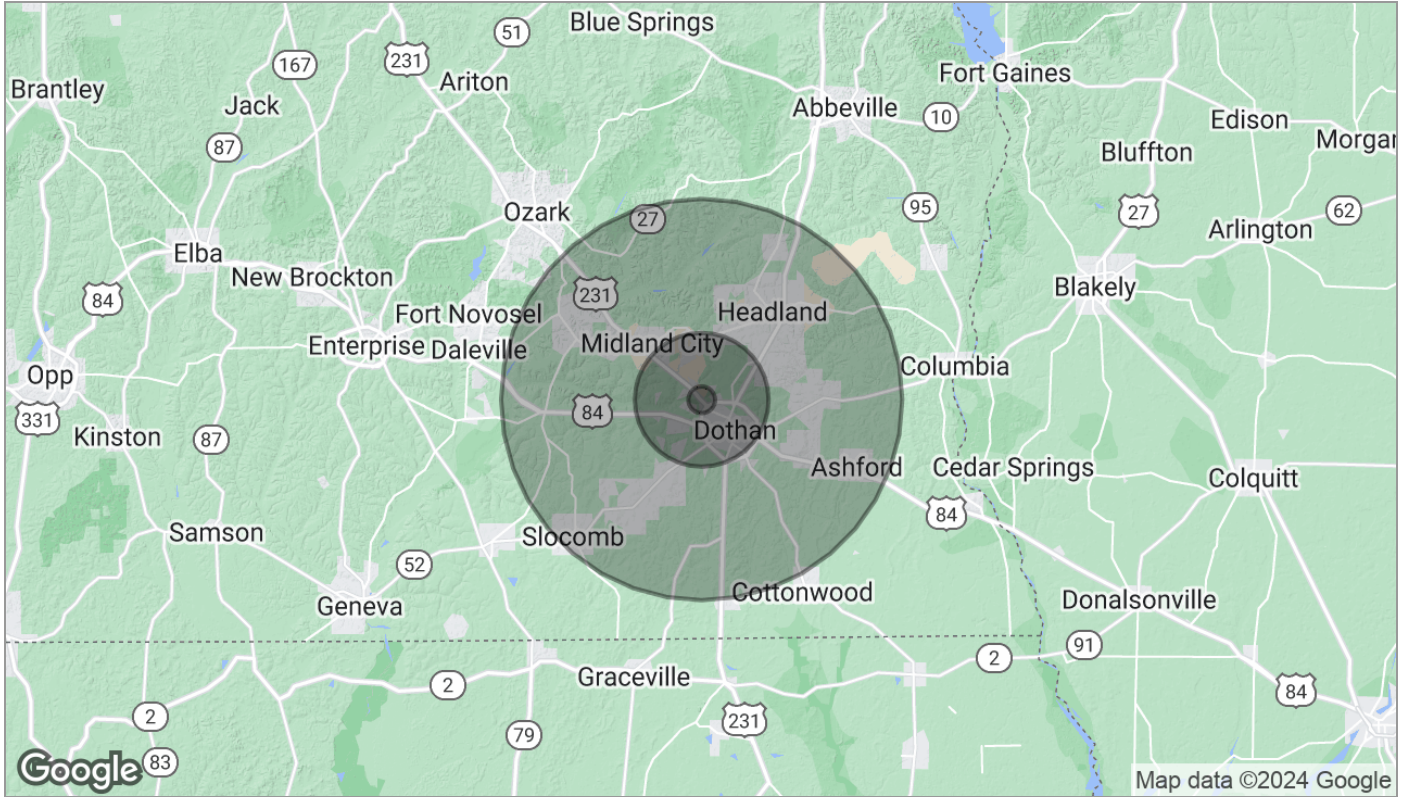
For Sale

Restaurant



For Sale

Restaurant



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
Race	1 Mile	5 Miles	15 Miles
% WHITE	76.1%	59.9%	70.3%
% BLACK	19.0%	35.1%	25.4%
% ASIAN	1.6%	1.2%	0.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.3%
% OTHER	0.6%	1.0%	0.8%
Ethnicity	1 Mile	5 Miles	15 Miles
% HISPANIC	2.9%	3.6%	3.4%

* Demographic data derived from 2020 ACS - US Census