



# RURAL KING OUTLOT OPPORTUNITY

## Dothan, Alabama



### HIGHLIGHTS

- **AVAILABLE:** Up to 1.25 AC outlot
- Located in front of a successful Rural King store on the corner of the high-traffic, signalized intersection of Ross Clark Circle and Reeves Street, where over 52,000 vehicles pass the site daily
- The site is positioned between two of Rural King's main entrances from Ross Clark Circle (30,124 VPD) and Reeves Street (22,159 VPD)
- Densely populated regional trade area with over 58,000 people and 42,000 employees within a 5-mile radius
- Outlot is subject to a 100' building setback and use restrictions, including restaurants which serve "meat sandwiches". Further details to be provided upon inquiry.

### DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2028 Projection	60,100	108,552	132,502	162,177	258,616
2023 Estimate	58,244	104,620	127,800	157,511	252,168
INCOME	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2023 Average	\$69,442	\$74,567	\$74,269	\$71,910	\$71,396
2023 Median	\$46,759	\$52,558	\$53,320	\$52,167	\$53,646
DAYTIME POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2023 Employees	42,237	51,160	54,561	65,391	96,326

### LEASING INFORMATION

www.parasellinc.com  
949.942.6585  
www.goodmanrealestate.com  
216.381.8200



IN ASSOCIATION WITH  
**SCOTT REID & PARASELL, INC.**  
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**ORANGE COUNTY**  
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STATE OF ALABAMA LICENSED BROKER (LISC# 000127148-0)

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Badeock & more  
HOME FURNITURE & more

COFFMAN  
INTERNATIONAL

REGIONS

EST'D 1960  
**RURAL KING**  
AMERICA'S FARM & HOME STORE

DOLLAR GENERAL

WAFFLE  
HOUSE



U-HAUL



210

ROSS CLARK CIR

27,067 VPD (23)

REEVES ST  
20,555 VPD (23)



POPEYES

PENSKE  
Truck Rental

SUBWAY

TECHWAY  
ALLOCATION

JOHN DEERE

SunSouth



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