

RURAL KING OUTLOT OPPORTUNITY

Dothan, Alabama



ROUP LL



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

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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.** scott@parasellinc.com

ORANGE COUNTY 940 S COAST DRIVE, SUITE 100 COSTA MESA, CA 92626



REFERRING BROKERS ALEX JUSTICE

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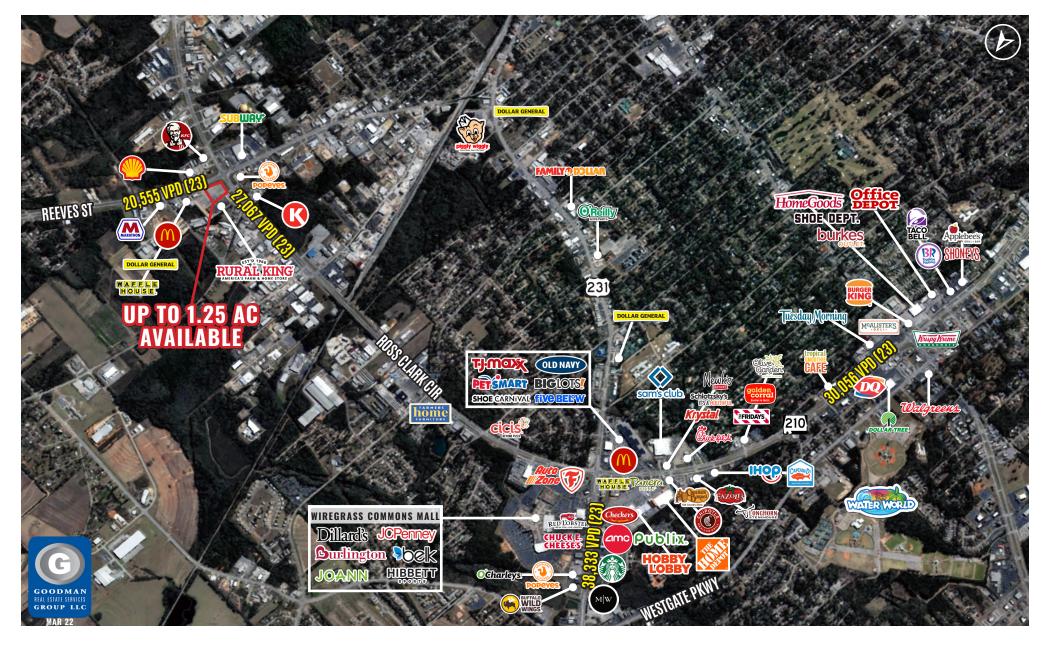


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