

RURAL KING OUTLOT OPPORTUNITY

Dothan, Alabama

BROKER:

TSCG

REFERRING BROKER:



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.theshoppingcentergroup.com
205.870.5655
www.goodmanrealestate.com
216.381.8200



STATE OF ALABAMA LICENSED BROKER
KATHY DENNIS
kathy.dennis@tscg.com
BIRMINGHAM
569 BROOKWOOD VILLAGE, SUITE 525
BIRMINGHAM, ALABAMA 35209



IN CONJUNCTION WITH REFERRING BROKER
ALEX JUSTICE
alexandria@goodmanrealestate.com

CLEVELAND
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS
389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215



LEASING INFORMATION

www.theshoppingcentergroup.com
 205.870.5655
 www.goodmanrealestate.com
 216.381.8200

STATE OF ALABAMA LICENSED BROKER
KATHY DENNIS
 kathy.dennis@tscg.com
 IN CONJUNCTION WITH REFERRING BROKER
ALEX JUSTICE
 alexandria@goodmanrealestate.com

RURAL KING OUTLOT OPPORTUNITY

Dothan, Alabama



THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. GOODMAN REAL ESTATE SERVICES GROUP LLC AND ITS AGENTS, ASSOCIATES, AND EMPLOYEES MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. ALL IMAGES CONTAINED HEREIN ARE THE PROPERTY OF GOODMAN REAL ESTATE SERVICES GROUP LLC AND SHALL NOT BE DUPLICATED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF GOODMAN REAL ESTATE SERVICES GROUP LLC. YOU ACKNOWLEDGE THAT, AS REQUIRED BY THE STATE OF OHIO, YOU HAVE RECEIVED THE CONSUMER GUIDE TO AGENCY RELATIONSHIPS.



LEASING INFORMATION

www.theshoppingcentergroup.com
 205.870.5655
 www.goodmanrealestate.com
 216.381.8200

STATE OF ALABAMA LICENSED BROKER
KATHY DENNIS
 kathy.dennis@tscg.com
 IN CONJUNCTION WITH REFERRING BROKER
ALEX JUSTICE
 alexandria@goodmanrealestate.com

RURAL KING OUTLOT OPPORTUNITY

Dothan, Alabama



MAR 22

THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. GOODMAN REAL ESTATE SERVICES GROUP LLC AND ITS AGENTS, ASSOCIATES, AND EMPLOYEES MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. ALL IMAGES CONTAINED HEREIN ARE THE PROPERTY OF GOODMAN REAL ESTATE SERVICES GROUP LLC AND SHALL NOT BE DUPLICATED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF GOODMAN REAL ESTATE SERVICES GROUP LLC. YOU ACKNOWLEDGE THAT, AS REQUIRED BY THE STATE OF OHIO, YOU HAVE RECEIVED THE CONSUMER GUIDE TO AGENCY RELATIONSHIPS.