

1,600 - 8,000 SF FOR LEASE

# GROVE PARK SHOPPING CENTER

WEST MAIN STREET DOTHAN, AL 36305

PROPERTY FOR LEASE

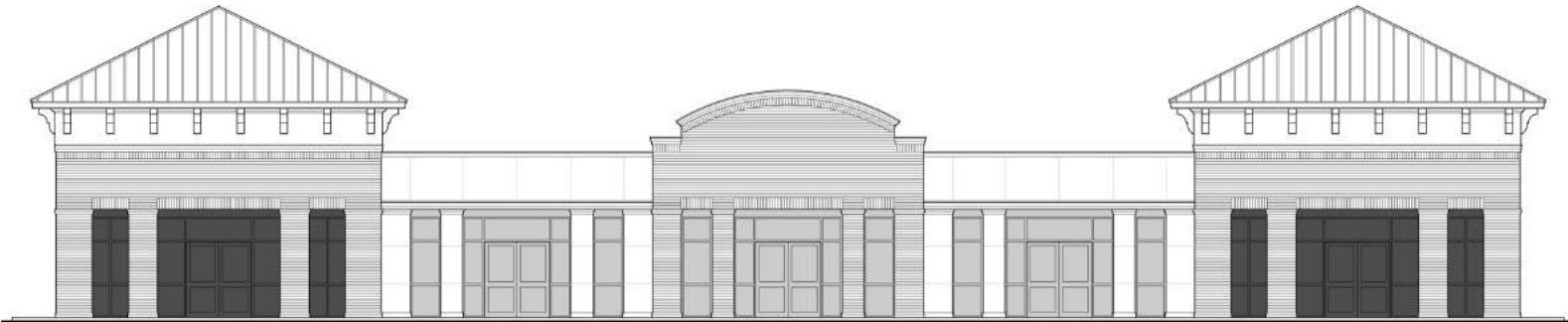


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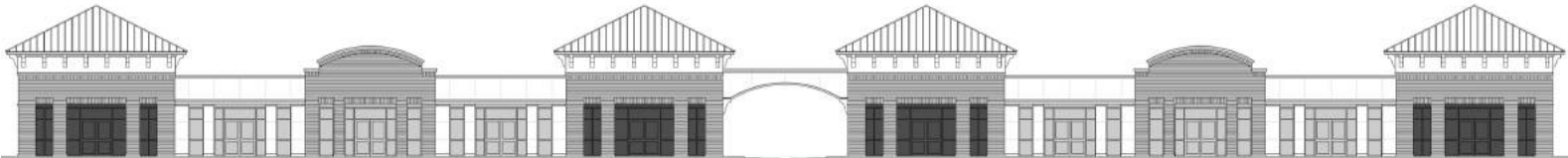
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## RENDERINGS



PROPOSED FRONT ELEVATION

SCALE: 1/8"=1'-0"



PROPOSED FRONT ELEVATION

SCALE: 1/8"=1'-0"

This information contained herein was obtained from sources deemed to be reliable; however The Retail Companies makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

**CALL FOR PRICING**

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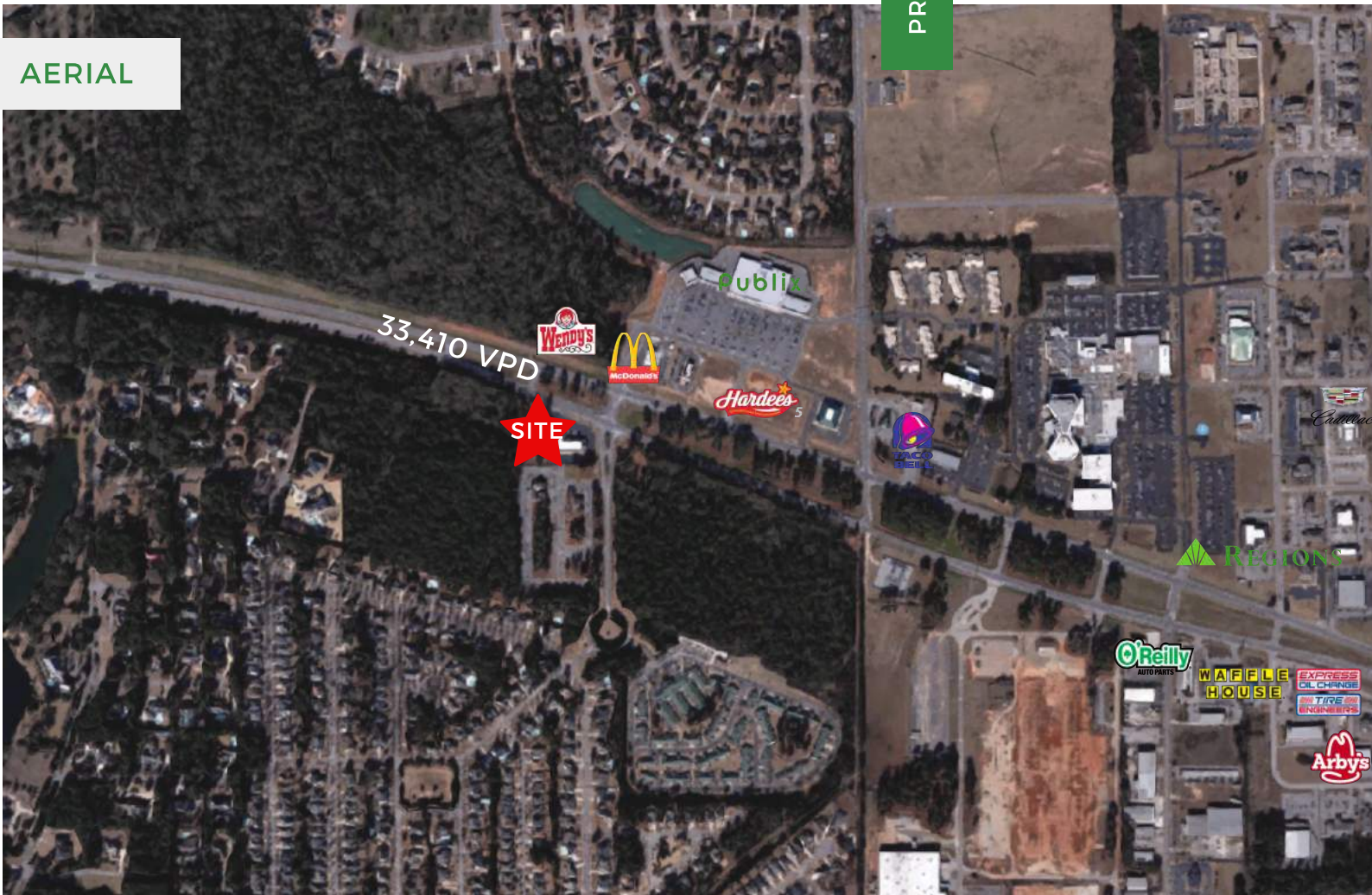
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AERIAL



## QUICK FACTS

- Located along Dothan's most active retail corridors
- Immediate tenants and anchor's include Publix and Flowers Hospital
- Direct visibility from Hwy 84 (33,410 VPD)
- Monument signage potentially available.

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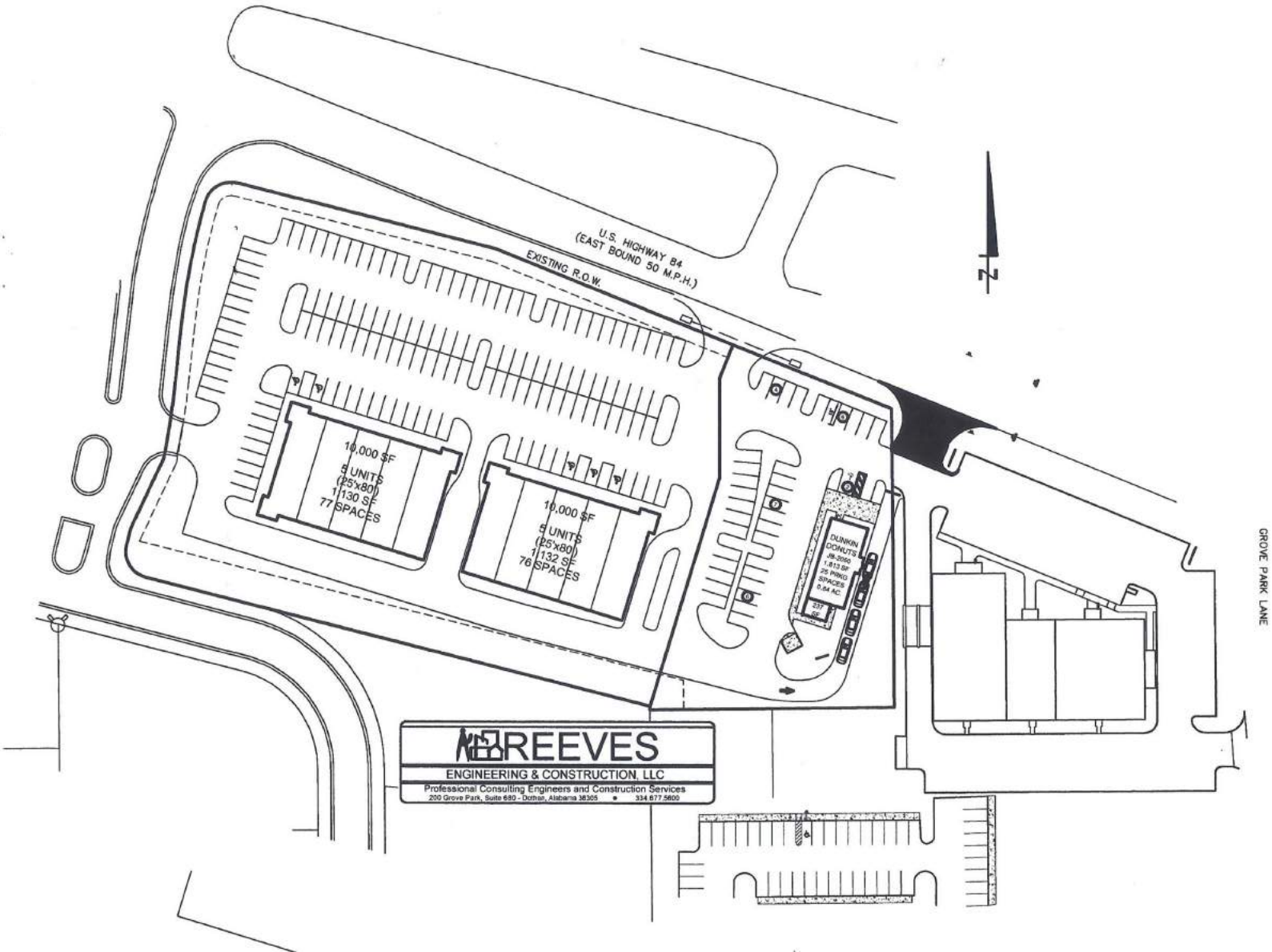


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## SITE PLAN



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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,458	21,624	46,652
2010 Population	4,380	27,352	53,346
2018 Population	5,084	29,344	55,312
2023 Population	5,266	30,372	56,431
2000-2010 Annual Rate	2.39%	2.38%	1.35%
2010-2018 Annual Rate	1.82%	0.86%	0.44%
2018-2023 Annual Rate	0.71%	0.69%	0.40%
2018 Male Population	47.4%	47.5%	47.4%
2018 Female Population	52.6%	52.5%	52.6%
2018 Median Age	40.7	41.3	39.3
<b>Median Household Income</b>			
2018 Median Household Income	\$75,088	\$67,864	\$48,487
2023 Median Household Income	\$82,948	\$77,561	\$55,006
2018-2023 Annual Rate	2.01%	2.71%	2.56%
<b>Average Household Income</b>			
2018 Average Household Income	\$99,497	\$94,590	\$72,399
2023 Average Household Income	\$111,872	\$106,951	\$82,516
2018-2023 Annual Rate	2.37%	2.49%	2.65%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$42,333	\$39,225	\$29,959
2023 Per Capita Income	\$47,502	\$44,258	\$34,032
2018-2023 Annual Rate	2.33%	2.44%	2.58%

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