

NORTHSIDE PLAZA

3489 Ross Clark Circle Street

Dothan, AL 36303

31.248480, -85.427940

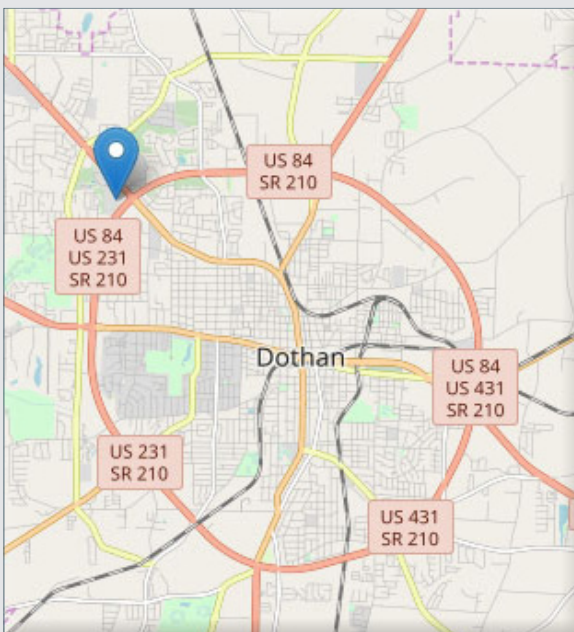
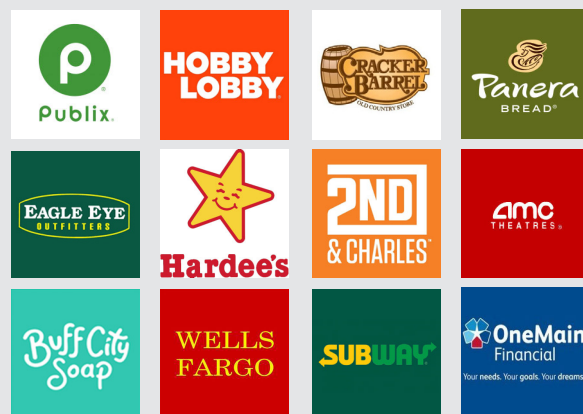


SIZE : 174,064 SF

CO-TENANTS

PROPERTY FEATURES

- 1,133 - 2,273 SF Retail, Office, Medical & Restaurant
- 35,000 SF for specialty user
- +3.8 Annual Visitors to the shopping center
- Northside Plaza anchors include Publix, Hobby Lobby and 2nd & Charles
- Situated across Ross Clark Circle from Sam's Club, T.J. Maxx, PetSmart, Big Lots, Old Navy and OfficeMax
- Traffic Count: Ross Clark Circle (35,070 VPD) | Montgomery Highway (38,620 VPD)



| DEMOGRAPHICS – 2023 | 3 MILES | 5 MILES | 10 MILES |
|-----------------------------|----------|----------|----------|
| POPULATION | 35,056 | 66,792 | 103,886 |
| AVG. HOUSEHOLD INCOME | \$75,676 | \$71,917 | \$71,673 |
| HOUSEHOLDS | 14,756 | 28,182 | 43,067 |
| POPULATION GROWTH 2022-2027 | .4% ↑ | .5% ↑ | .5% ↑ |

Trade Area Demographics

| SUMMARY | POPULATION BY RACE |
|---|-----------------------|
| TOTAL POPULATION | 192.9K |
| TOTAL HOUSEHOLDS | 76.3K |
| MEDIAN HOUSEHOLD INCOME | \$45.2K |
| BACHELOR'S DEGREE AND HIGHER | 18.8% |
| AVERAGE WEEKLY GROCERY SPEND PER CAPITA | \$57.75 |
| | ASIAN |
| | BLACK/AFRICAN AMER... |
| | HISPANIC/LATINO |
| | WHITE/CAUCASIAN |
| | OTHER |
| | 0% 20% 40% 60% |

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