

FOR LEASE

4835 W. Main St, Dothan, AL 36305



Shoppes at Grove Park

- New multi-tenant retail/restaurant development on Highway 84 W - Completion Summer 2026
- Vanilla box delivery with TI Allowance
- Across from Publix Shopping Center and near Flowers Hospital
- Approximately ±12,000 SF total building size
- ±2,000 SF flexible suite configurations
- End cap suites with patio seating
- Ideal for restaurant, café, retail, medical, office, wellness and service users
- Located along one of Dothan's primary commercial corridors
- Traffic counts: 29,960 - 33,158 VPD (2024 AADT)
- Excellent visibility and access from Highway 84 W
- Surrounded by national retailers, dining, medical, and residential growth
- Near the upscale Grove Park and Westbrook residential community
- Modern storefront design with ample parking

OFFERING SUMMARY

AVAILABLE SF	2,000 SF Suites (flexible)
BUILDING SIZE	12,000 SF
LEASE RATE	\$32 SF/YR (NNN)
TI ALLOWANCE	\$30/PSF
ZONING	B2

Demographics	5 Miles	10 Miles	20 Miles
Total Population:	56,546	99,991	173,022
Average HH Income:	\$88,433	\$80,872	\$76,811

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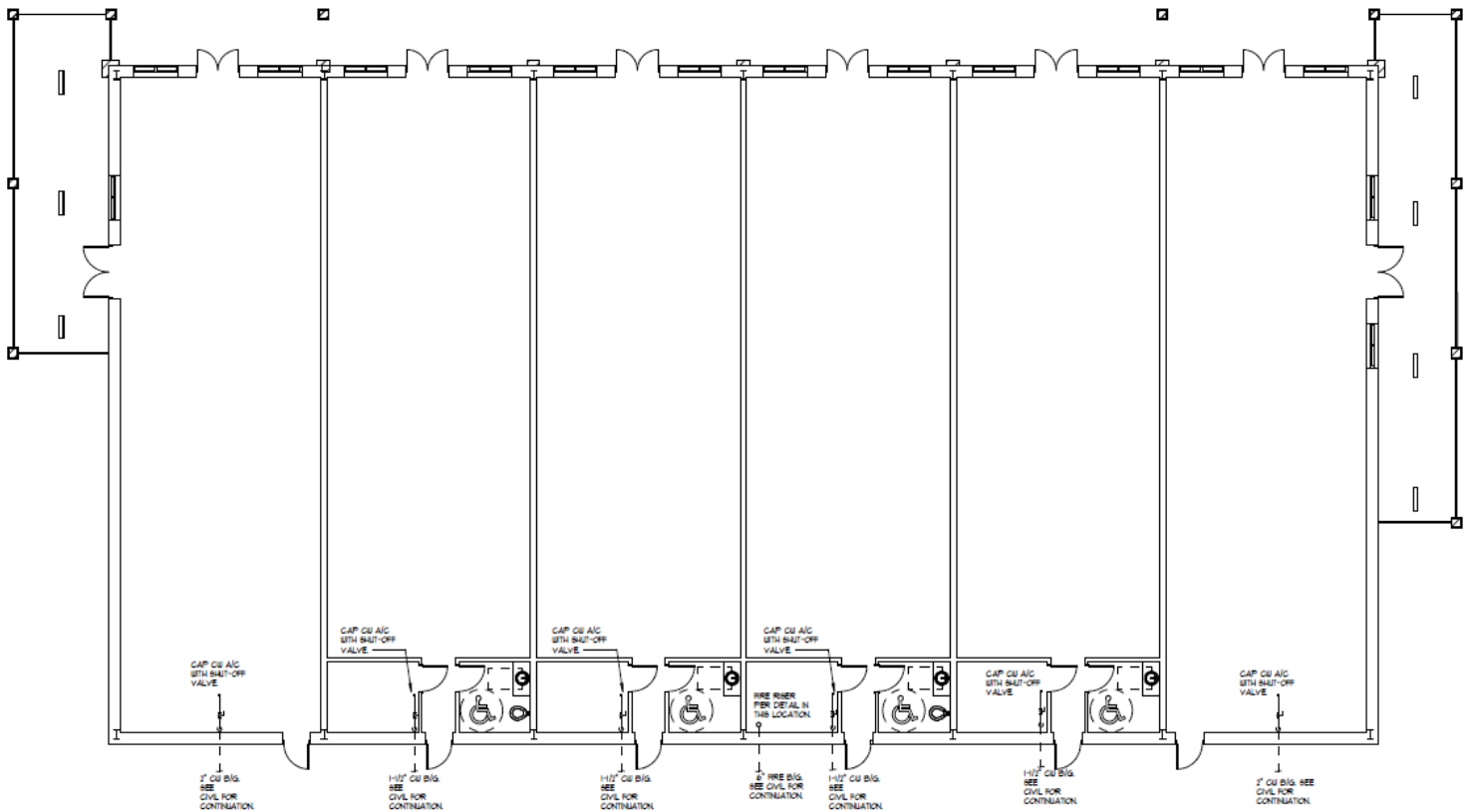
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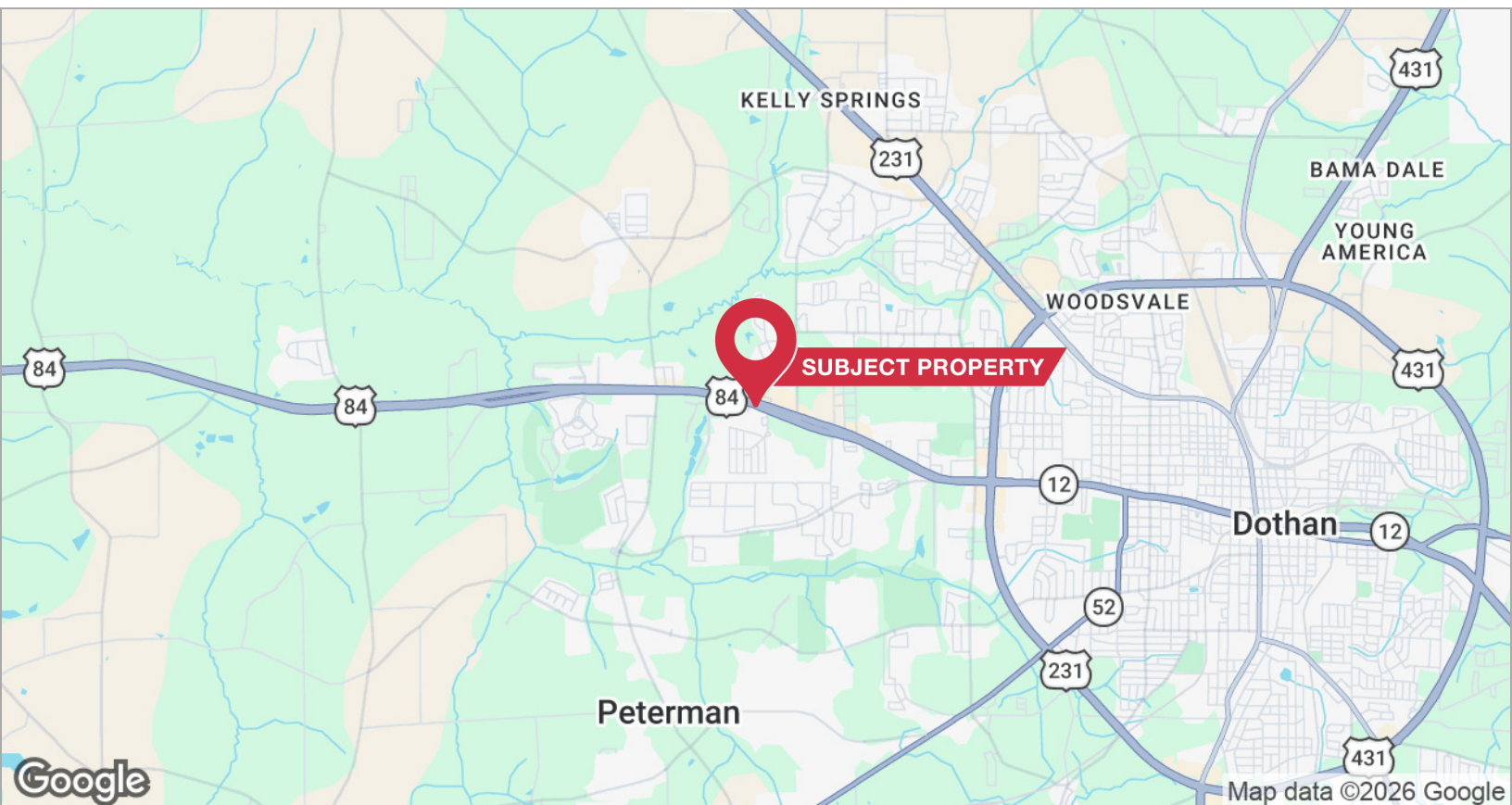
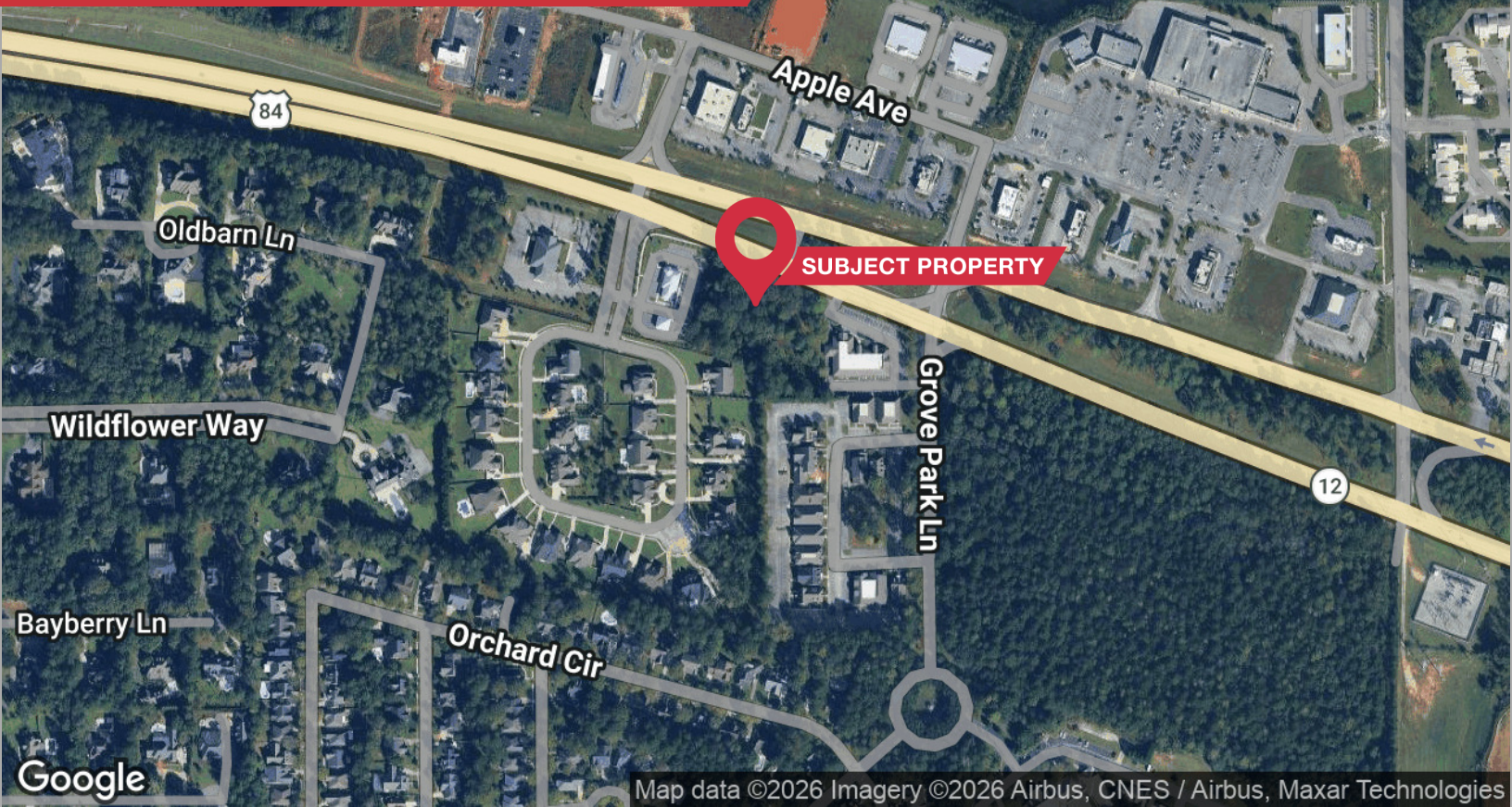
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LOCATION MAPS

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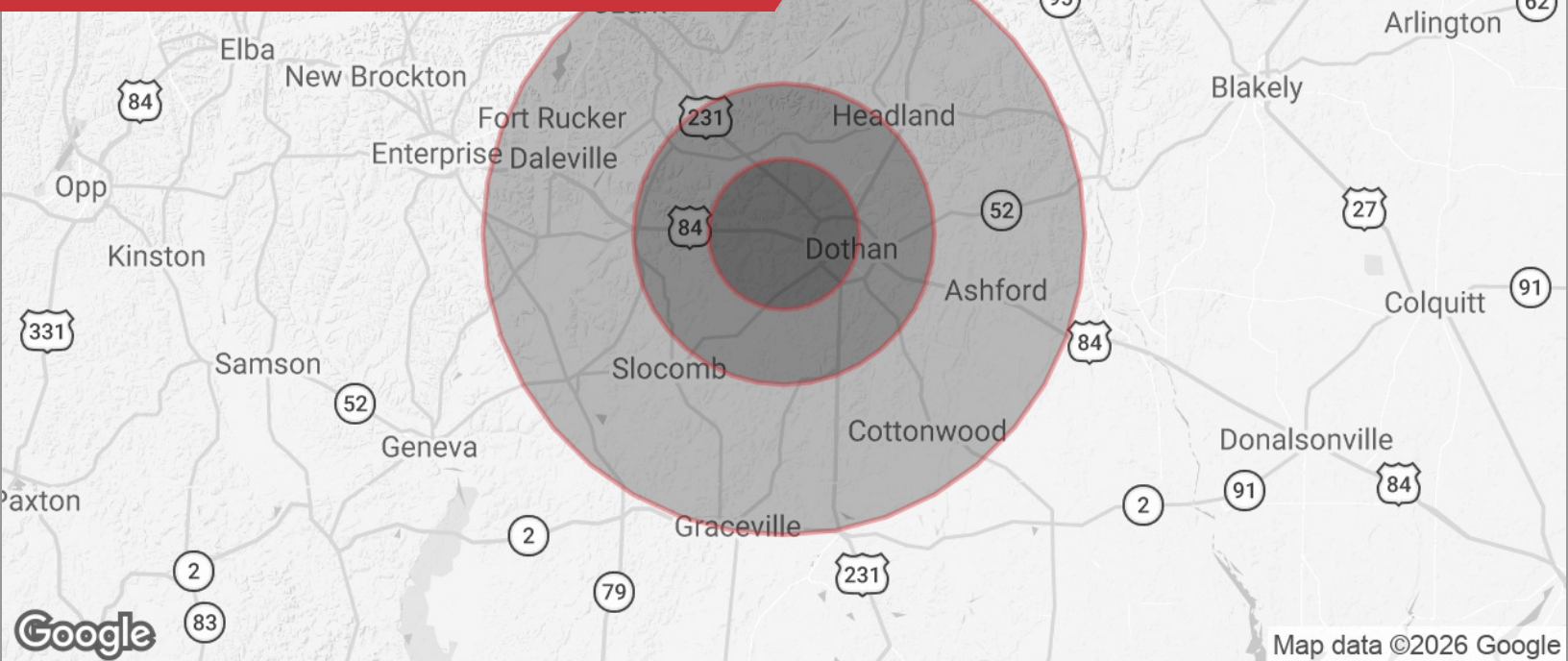
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DEMOGRAPHICS

4835 W. Main St, Dothan, AL 36305



DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	20 MILES
Total population	56,546	99,991	173,022
Median age	40.7	40.0	40.5
Median age (male)	38.1	37.5	38.6
Median age (Female)	42.3	41.7	41.9
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	22,570	39,495	67,914
# of persons per HH	2.5	2.5	2.5
Average HH income	\$88,433	\$80,872	\$76,811
Average house value	\$223,176	\$202,236	\$182,665

* Demographic data derived from 2020 ACS - US Census

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