

# WIREFRASS COMMONS MALL

900 Commons Dr, Dothan, AL 36303

## PROPERTY

| Demographics     | 1 mile   | 3 miles  | 5 miles  |
|------------------|----------|----------|----------|
| Population       | 5,029    | 30,619   | 64,472   |
| Avg. HH Income   | \$86,045 | \$84,037 | \$81,212 |
| Total Households | 2,220    | 13,373   | 27,491   |

## HIGHLIGHTS

- Located within major retail corridor near national retailers including Academy Sports + Outdoors, AMC Classic Theatre, Big Lots, Kohl's, PetSmart, Publix Super Market, Sam's Club, Walgreens and Walmart
- Well situated with excellent visibility and access from US Route 231 and Alabama State Route 210
- Dominant regional mall within an expansive and growing trade area, with closest notable competition over 80 miles away

## NOTES

GLA: 633,118 SF

- Availabilities: 414 SF- 9021 SF
- Traffic Count: 37,783 VPD U.S. HWY 231 (Montgomery Hwy)

## ANCHORS

- Belk, Dillard's, JC Penney, Rainbow



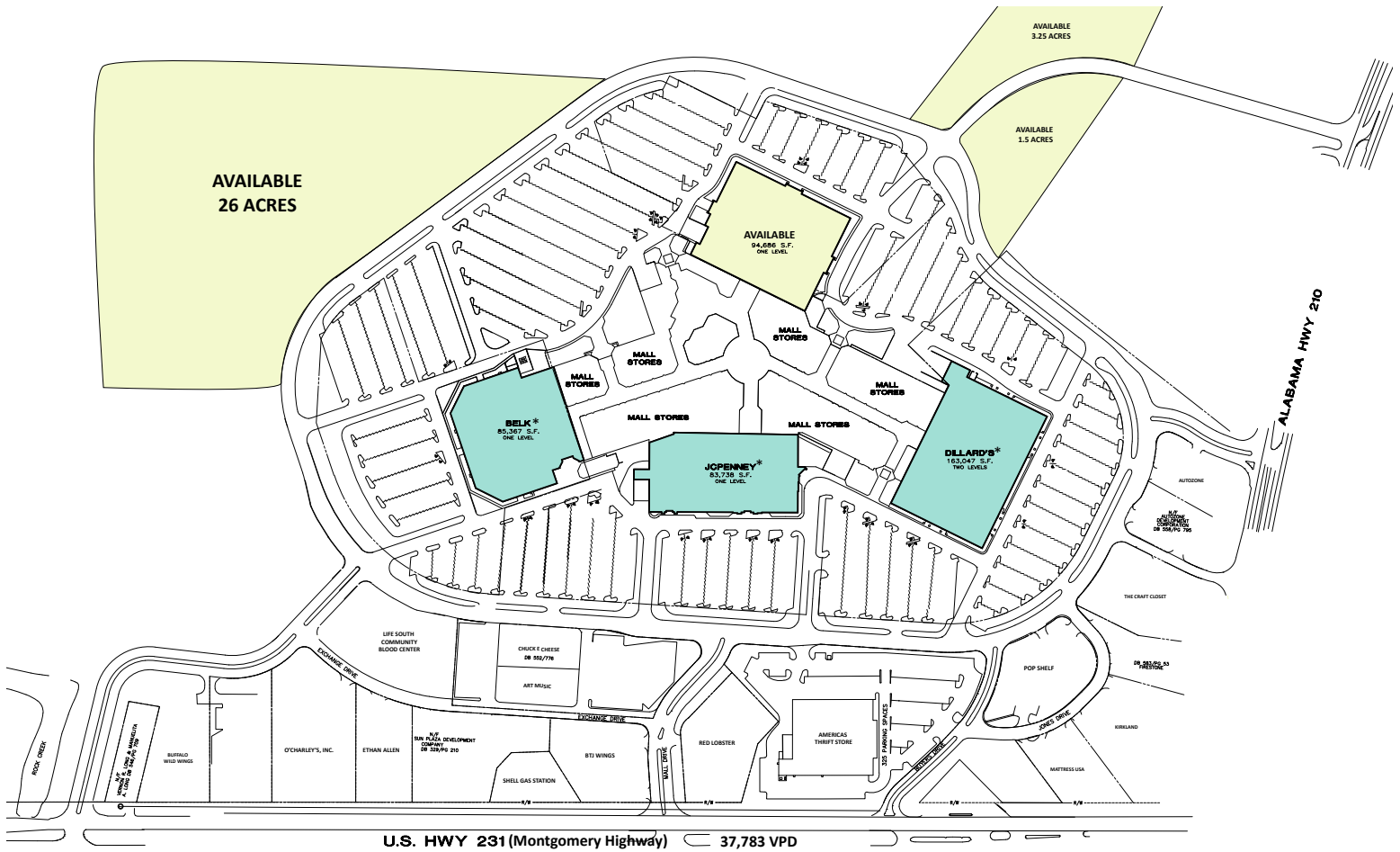
**MASON**  
ASSET MANAGEMENT

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## SITE PLAN



LOT OWNED

LEASED AVAILABLE



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## LEASE PLAN



NOT OWNED

LEASED AVAILABLE



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## RETAILER MAP



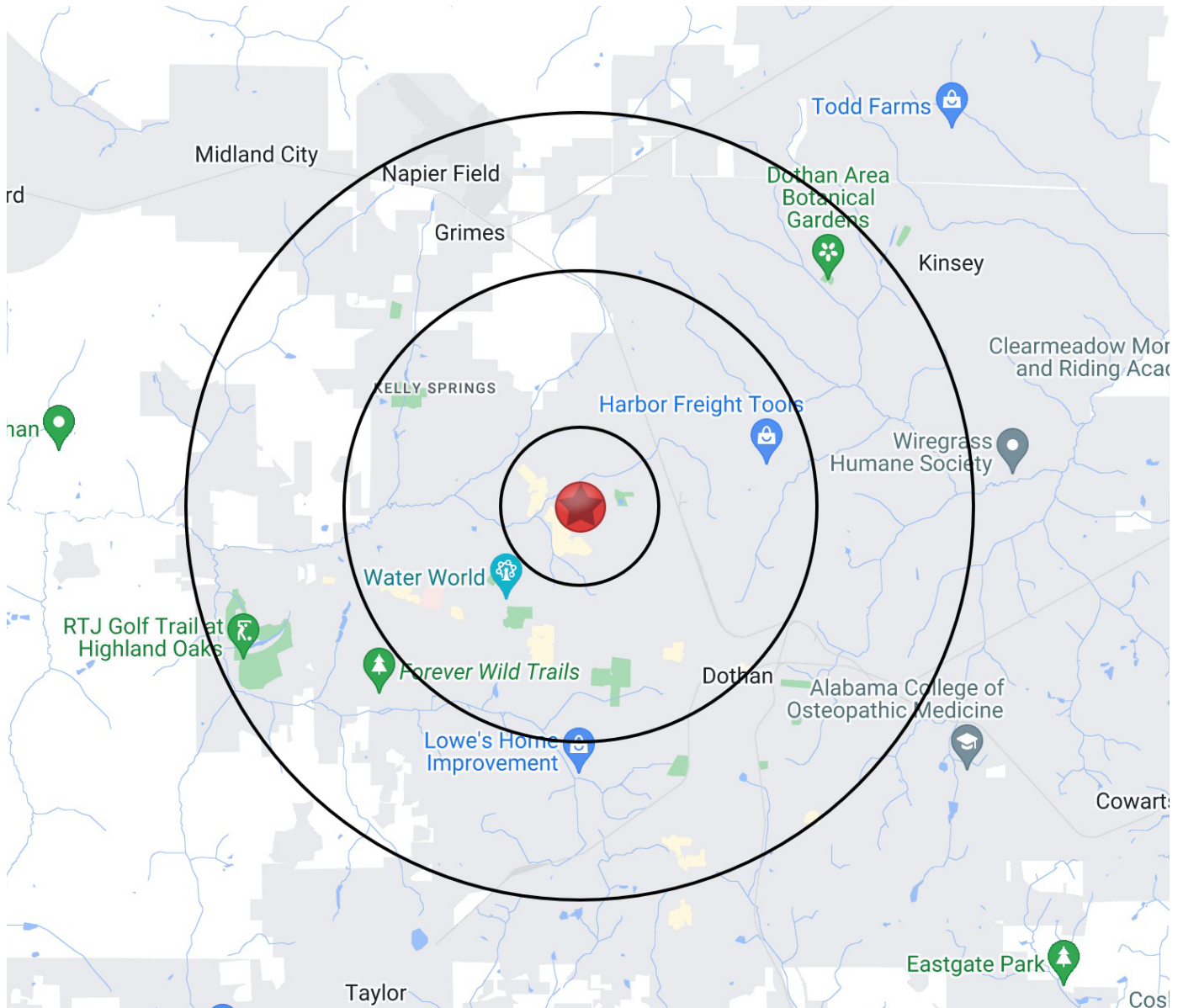
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## RADIUS MAP



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