

Northside Plaza

Dothan, AL



Offering Summary

Northside Plaza

PROPERTY OVERVIEW

ADDRESS

3489 Ross Clark Circle,
Dothan, AL 36303

SQUARE FEET

200,800 SF

AS-IS NOI

\$1,618,000

YEAR BUILT / RENOVATED

1970 / 2008 / 2010

ACREAGE

27.36 ACRES

OCCUPANCY

99%

ANCHORS

Publix.
HOBBY LOBBY.



(Shadow)

OWNED OUTPARCELS



\$65 Million
in Deposits



DEMOGRAPHICS

	3-Mile	5-Mile	10-Mile
Population			
Total Population (2020)	36,389	64,752	102,246
Projected Total Population (2025)	36,999	66,050	104,816
Average Household Income			
Average Household Income (2020)	\$72,872	\$69,293	\$67,481



INVESTMENT HIGHLIGHTS

Publix.
PUBLIX ANCHORED

**SUPER REGIONAL
RETAIL DESTINATION**

**MULTI-ANCHOR
DRAWING POWER**

DURABLE INCOME STREAM

**VALUE CREATION
OPPORTUNITY**

**EXCELLENT PROPERTY
FUNDAMENTALS**

Northside Plaza

SUPER-REGIONAL RETAIL DESTINATION

Northside Plaza has an expansive drawing power that extends across **THREE STATES.**



CRITICAL MASS OF RETAIL

Northside Plaza is strategically located in the heart of southeast Alabama's most dominant retail corridor.

17+ MILLION ANNUAL VISITORS
TO RETAIL PROPERTIES WITHIN 3 MILES OF Northside Plaza

95% OCCUPANCY RATE
ACROSS RETAIL PROPERTIES WITHIN 3 MILES OF Northside Plaza



STRATEGIC LOCATION

Northside Plaza offers ease of access via 9 entry points to the over **72,000** vehicles passing the Property daily.

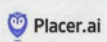
NEARLY 2 MILLION
ANNUAL VISITORS
(TRAILING TWELVE MONTHS)



HOBBY LOBBY
MOST VISITED HOBBY LOBBY
IN ALABAMA (25 LOCATIONS)

THE HOME DEPOT
Shadow
TOP 85% OF ALL HOME IMPROVEMENT STORES
IN THE UNITED STATES

TOP 87% & 89%
OF ALL SHOPPING CENTERS IN AL AND USA



Northside Plaza

PUBLIX-ANCHORED SHOPPING CENTER



NORTHSIDE PLAZA - PERFORMANCE SNAPSHOT

SIGNIFICANT TERM REMAINING

10.0 YRS OF OPERATING HISTORY

INCREASING SALES TREND IN 2020

EXECUTIVE SUMMARY

TOP TIER GROCER

MOST SOUGHT-AFTER SUPERMARKET CHAIN IN THE SOUTHEAST

ONE OF THE HIGHEST VOLUME SUPERMARKETS CHAINS IN THE UNITED STATES WITH OVER 200,000 EMPLOYEES AND REVENUES EXCEEDING \$38 BILLION IN 2019.

87TH RANKED COMPANY ON THE FORTUNE 500 LIST

PUBLIX IS THE **MOST POPULAR GROCERY STORE IN ALABAMA**, AS EVIDENCED BY THE GROCERY VISITS ACROSS THE STATE OVER THE LAST TWELVE MONTHS



GROCER	TTM VISITS IN ALABAMA
Publix.	60,259,102
Walmart Neighborhood Market	22,310,359
Winn-Dixie	17,436,455
Kroger FRESH FOR EVERYONE.	10,150,669
piggly wiggly	16,910,275

PUBLIX AT NORTHSIDE PLAZA



Publix at Northside Plaza is one of the most prolific grocery stores in Alabama and the United States as evidenced by geo-fencing data.

673+ Thousand

Total Visits over the Trailing Twelve Months

Top 77 Percentile

Of all Grocery stores in the state of Alabama

5th Most Visited Grocer

Out of 15 Grocers within a 30-Mile Radius

Northside Plaza

EXCELLENT PROPERTY FUNDAMENTALS

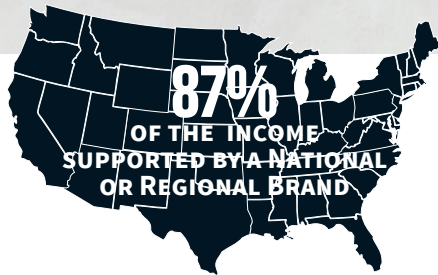
SECURE & DURABLE INCOME STREAM

5.9 YRS+

WEIGHTED AVG. LEASE
TERM REMAINING

10.1 YRS+

WEIGHTED AVG.
LEASE TENURE



NECESSITY GROCERY ANCHOR

Publix drives consistent traffic to the Property and has solidified *Northside Plaza* as the ultimate

ONE-STOP SHOP

STRATEGIC LOCATION & SUPERIOR ACCESS

Superior access via **9** points of Egress / Ingress, with direct access points to both Ross Clark Cir. and Montgomery Hwy., which see traffic counts of over

72,000 VEHICLES PER DAY

VALUE-CREATION OPPORTUNITY

There are three, nationally-recognized outparcels that could be spun-off on an individual basis. Additionally, there is 36,133 SF of vacant space at the Property, creating a compelling value-creation opportunity.



MULTI-ANCHOR DRAWING POWER

Publix Alabama's #1 Grocery Chain

HOBBY LOBBY Hobby Lobby at Northside Plaza represents the Most Visited Hobby Lobby in the state of Alabama (Source: Placer AI)



Compliments Northside Plaza with a family-friendly, experiential destination



Recently executed a renewal at Northside Plaza



Northside Plaza location ranks in Top 85% all Home Improvement stores in the US (Based on annual visits; Source: Placer AI)

(Shadow)

70%

OF TOTAL INCOME AT
NORTHSIDE PLAZA

6.8 YRS.

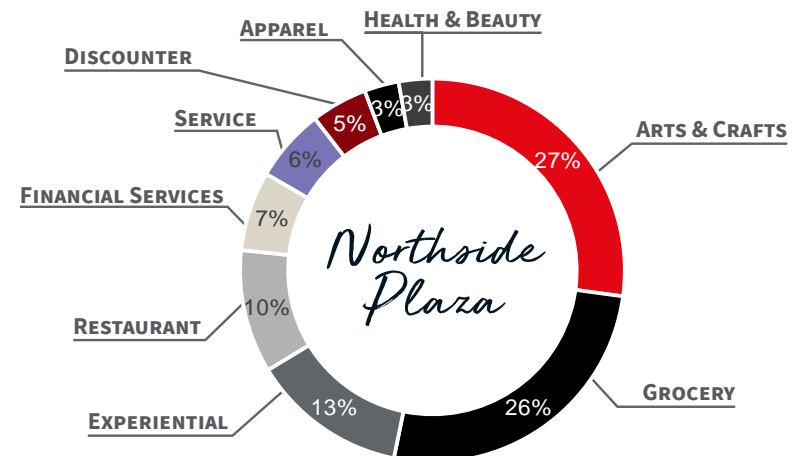
WEIGHTED AVG. ANCHOR
LEASE TERM REMAINING

43 MILES

AVG. DISTANCE OF NEAREST
CHAIN LOCATION

DIVERSIFIED & SYNERGISTIC TENANCY MIX

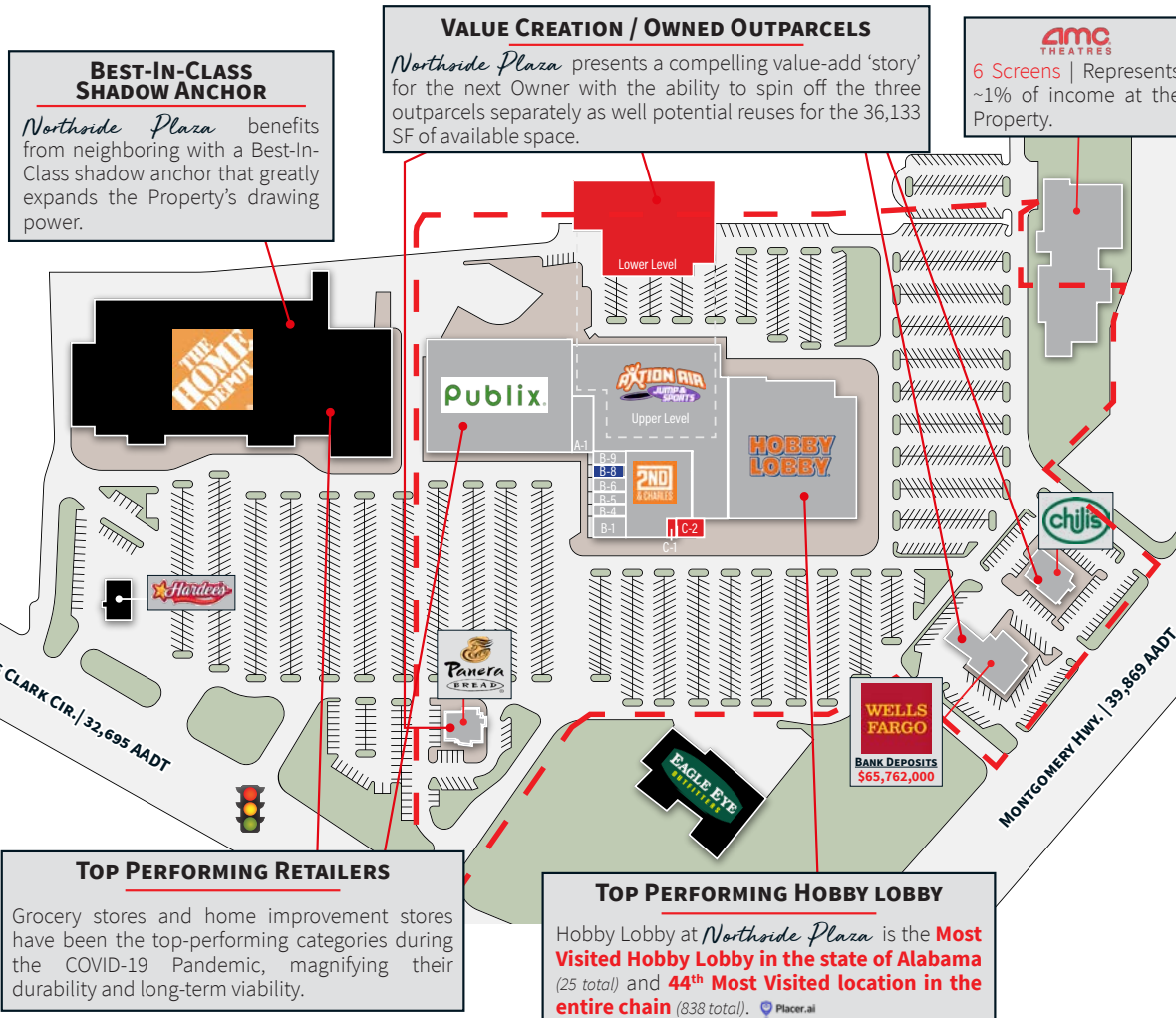
Northside Plaza boasts a synergistic, diversified tenancy mix that encompasses all aspects of modern retailing concepts, including grocery, home improvement, arts & crafts, experiential, restaurants, apparel, discount retail, health & beauty, and financial services.



Northside Plaza

SITE PLAN & TENANT ROSTER

EXECUTIVE SUMMARY



TENANT ROSTER		
SUITE	TENANT	SIZE
ANCH A	Publix	45,600
ANCH B	2nd & Charles	17,316
ANCH C	Hobby Lobby	54,907
ANCH D	Action Air Jump & Sports	38,000
A-1	Uptown Cheapskate	3,143
B-1	Spectrum Southeast	1,983
B-4	AT&T	1,241
B-5	Advantage Human Resourcing	1,241
B-6	OneMain Financial	1,482
B-8	Available	1,133
B-9	Nail Boutique and Spa	1,392
C-1	Static Space	890
C-2	Static Space	1,383
OUT 1	Wells Fargo	4,000
OUT 2	AMC Theaters	21,160
OUT 3	Chili's	4,202
OUT A	Panera Bread	4,000
LL	Lower Level Space	35,000
TOTAL		238,073

CURRENT TENANT
 STATIC SPACE
 NOT OWNED
 AVAILABLE

INVESTMENT SALES ADVISORS

JIM HAMILTON

Sr. Managing Director
404.942.2212

jim.hamilton@am.jll.com

AL RE License: 97341

BRAD BUCHANAN

Sr. Director
404.942.3192

brad.buchanan@am.jll.com

AL RE License: 129056

TAYLOR CALLAWAY

Associate
404.942.3193

taylor.callaway@am.jll.com

AL RE License: 129800

ANDREW KAHN

Associate
404.942.2220

andrew.kahn@am.jll.com

ANDREW MICHOLS

Associate
404.942.2223

andrew.michols@am.jll.com

FINANCING ADVISOR

GREGG SHAPIRO

Managing Director
404.924.2208

gregg.shapiro@am.jll.com

