



NORTHSIDE PLAZA

DOTHAN, ALABAMA



NP NORTHSIDE PLAZA

ADDRESS

3525 Ross Clark Circle,
Dothan, AL 36303

GLA

104,204 SF

AS-IS NOI

+/- \$550,000

ANCHOR TENANTS



YEAR BUILT/RENOVATED

Built: 1970

Renovated: 2008 & 2010

ACREAGE

20.49 ACRES

OCCUPANCY

64%

BEST-IN-CLASS SHADOW ANCHORS



DEMOGRAPHICS SUMMARY

Population	3-Mile	5-Mile	10-Mile
Total Population (2025)	33,853	65,782	104,418
Total Daytime Population (2025)	49,946	85,686	115,291
Average Household Income			
Avg. Household Income (2025)	\$86,245	\$82,563	\$82,365

EXECUTIVE SUMMARY



INVESTMENT HIGHLIGHTS



SUPER REGIONAL RETAIL DESTINATION



**BEST IN CLASS PUBLIX AND HOME DEPOT
SHADOW ANCHORS**



EXCEPTIONAL LEASING MOMENTUM



**DURABLE INCOME STREAM WITH
STRONG TENURE**



**MAIN & MAIN INTERSECTION + HIGH
TRAFFIC COUNTS**



EXCELLENT PROPERTY FUNDAMENTALS

SUPER REGIONAL RETAIL DESTINATION

 **23⁺ MILLION**
Annual Visits to the Retail Node

 **97% OCCUPANCY RATE**
Retail Properties within 3 miles

 **6⁺ MILLION**
Square Feet of Retail Properties within 3 Miles

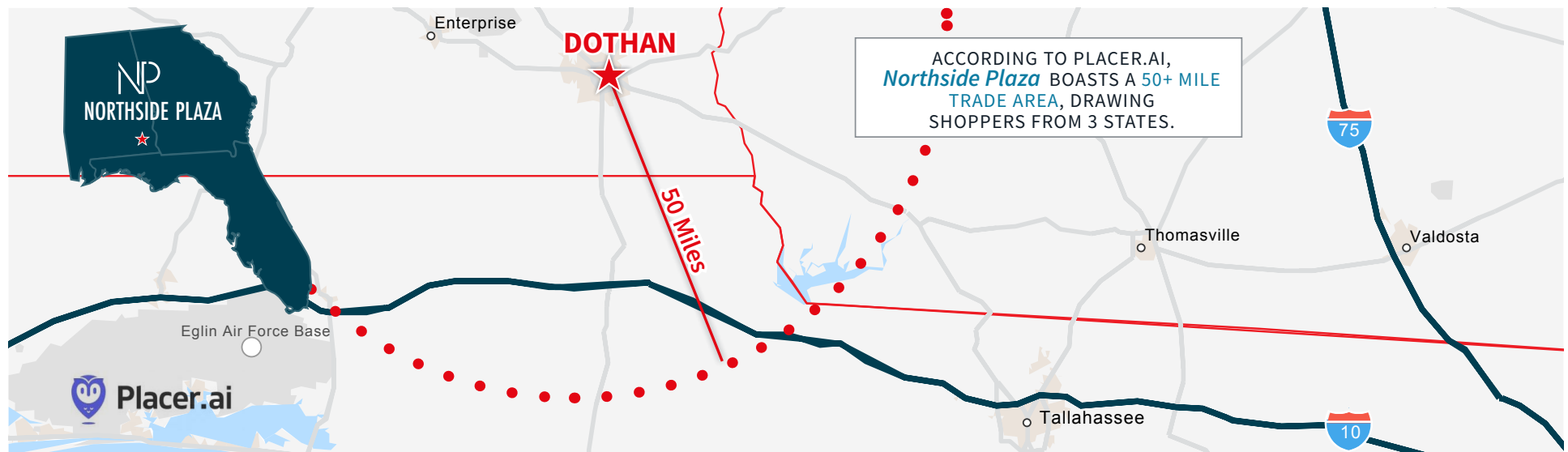
Northside Plaza is strategically located in the heart of southeast Alabama's most dominant retail corridor, featuring excellent retail fundamentals and an array of top-tier retailers that draw shoppers across 3 states.

DOMINANT RETAIL NODE

Retailers that operate within 2 miles of the Property.



50+ MILE EXTENDED TRADE AREA



Best-In-Class Shadow Anchors

Publix, Home Depot, and Hobby Lobby are shadow anchors at *Northside Plaza* and help drive significant traffic into the center, with combined **annual visits exceeding 1.7 million customers.**



Publix®

1

**550K
Total Visits**

Over Last
Twelve Months



2

**ONLY
Home Depot**

within
55 Miles



3

**24
Ranked**
Company on the
FORTUNE 500



4

**20+
Years**
Operating
History



5

**5th Most
Visited Grocer**

Out of 57 Grocers
30-Mile Radius



6

**660K
Total Visits**

Over Trailing
Twelve Months



Excellent Property Fundamentals

SECURE AND DURABLE INCOME STREAM

12.5 YEARS

Average Lease Tenure

67% TENANTS

67% of all tenants have renewed at least once

5.3+ YEARS

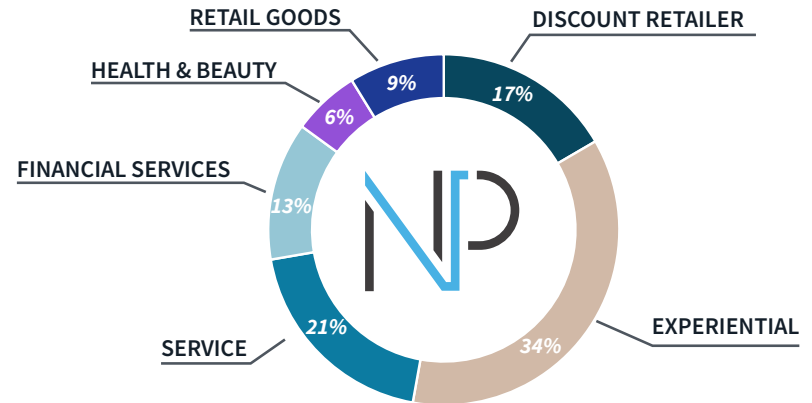
Avg. Anchor Lease Term Remaining

78% TENANTS

78% of Tenants have signed or renewed in the past 24 Mo.

DIVERSIFIED & SYNERGISTIC TENANCY MIX

Northside Plaza boasts an internet proof, diversified tenancy mix that caters to customers' everyday needs including: service, experiential, discount retail, health & beauty, and financial services.



**Chart Above Reflects Category Percent of Base Income*

MULTI-ANCHOR DRAWING POWER



13% YOY Sales Increase (Jan-Jun)
Recent 3-Year Extension



Nearly 30 Years of Operating History
Recent 5-Year Extension



Top 93% all Home Improvement stores in the US (Placer AI)

Publix.

(Shadow)

Alabama's #1 Grocery Chain

HOBBY LOBBY

(Shadow)

1st / 2nd Most Visited Hobby Lobby in the State of Alabama (RetailStat / Placer AI)

AMC THEATRES

(Ground Lease)

Represents ~3% of Base Rent at Northside Plaza

Site Plan & Tenant Roster



Tenant Roster		
Suite	Tenant	Size
ANCH B	2nd & Charles	17,316
ANCH D	Action Air Jump & Sports	38,000
A-1	Buff City Soaps	3,143
B-1	Spectrum Southeast	3,224
B-5	Advantage Resourcing	1,241
B-6	OneMain Financial	1,482
B-8	Star of Sierra Hair Salon & Barber Shop	1,133
B-9	Nail Boutique and Spa	1,392
Ground	AMC Theaters	-
C-1	Available	890
C-2	Available	1,383
LL	Available	35,000
Total Occupied GLA		66,931
Total GLA		104,204

LEGEND

- Occupied
- Available
- Unowned



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