

Ozark, Alabama

SITE OVERVIEW

Location: 1548 South US Highway 231, Ozark, AL

Available: 28,000 Sq. Ft. Anchor Store
 19,000 Sq. Ft. Store
 2,400 Sq. Ft. End Cap with Drive Up Window
 1,400 and 900 Sq. Ft. Stores

Potential Uses: Grocery, Retail, Office, Medical, etc.

Features: Anchor Space with Glass Front, Previous Grocery Store with Loading Dock

Visibility: Located on U.S. Highway 231 directly across from Wal-Mart. Great Visibility and Signalized Traffic Light.

Co-Tenants: Dollar Tree, Anytime Fitness, Cato, Rent A Center, Palm Beach Tan, Goody's, Army Aviation Credit Union, Badcock Home Furnishings, Annie's Nails, and Closeout & More.

Out-Parcels Include: Wendy's, Applebee's, Twice The Ice, Zaxby's, and The Bean Bro. Coffee Company

Additional Out-Parcel is Available

Traffic Count: 22,551

CITY CONTACT INFORMATION



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Ozark Shopping Center Space For Lease



Population			Avg Household Income			Median Income		
3 Mile	5 Mile	7 Mile	3 Mile	5 Mile	7 Mile	3 Mile	5 Mile	7 Mile
11,120	18,606	19,851	\$48,815	\$51,185	\$51,964	\$35,303	\$37,864	\$39,019

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