

# Ozark, Alabama

## SITE OVERVIEW

**Location:** 1548 South US Highway 231, Ozark, AL

**Available:** 28,000 Sq. Ft. Anchor Store  
19,000 Sq. Ft. Store  
2,600, 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, Rent A Center, Palm Beach Tan, Junction Designs, Annie's Nails, Badcock Home Furnishings, Closeout & More, and Wild Honey Coffee

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

*Additional Out-Parcel is Available*

**Traffic Count: 22,551**

## CITY CONTACT INFORMATION



**Holle Smith, President**

*Ozark-Dale County Economic Development Corporation*

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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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