

SHOPPING CENTER SPACE FOR LEASE



OZARK PLACE

OZARK, AL

HOGAN
REAL ESTATE

OZARK PLACE
OZARK, ALABAMA

FEATURES

- + Four suites available for lease: 1,200± SF inline, 1,200± SF inline, 2,400± SF inline and 1,200± SF endcap
- + Outstanding location on U.S. Route 231 in the center of Ozark's main retail corridor
- + Excellent visibility to more than 20,646 vehicles per day with easy access off U.S. Route 231 and ample parking
- + Anchored by Farmers Home Furniture, one of the fastest growing furniture retailers with more than 230 locations in the Southeast
- + National retailers surrounding site include Walmart Supercenter, Tractor Supply Co., Auto Zone, Dollar General, McDonald's and many more

MARKET INFORMATION

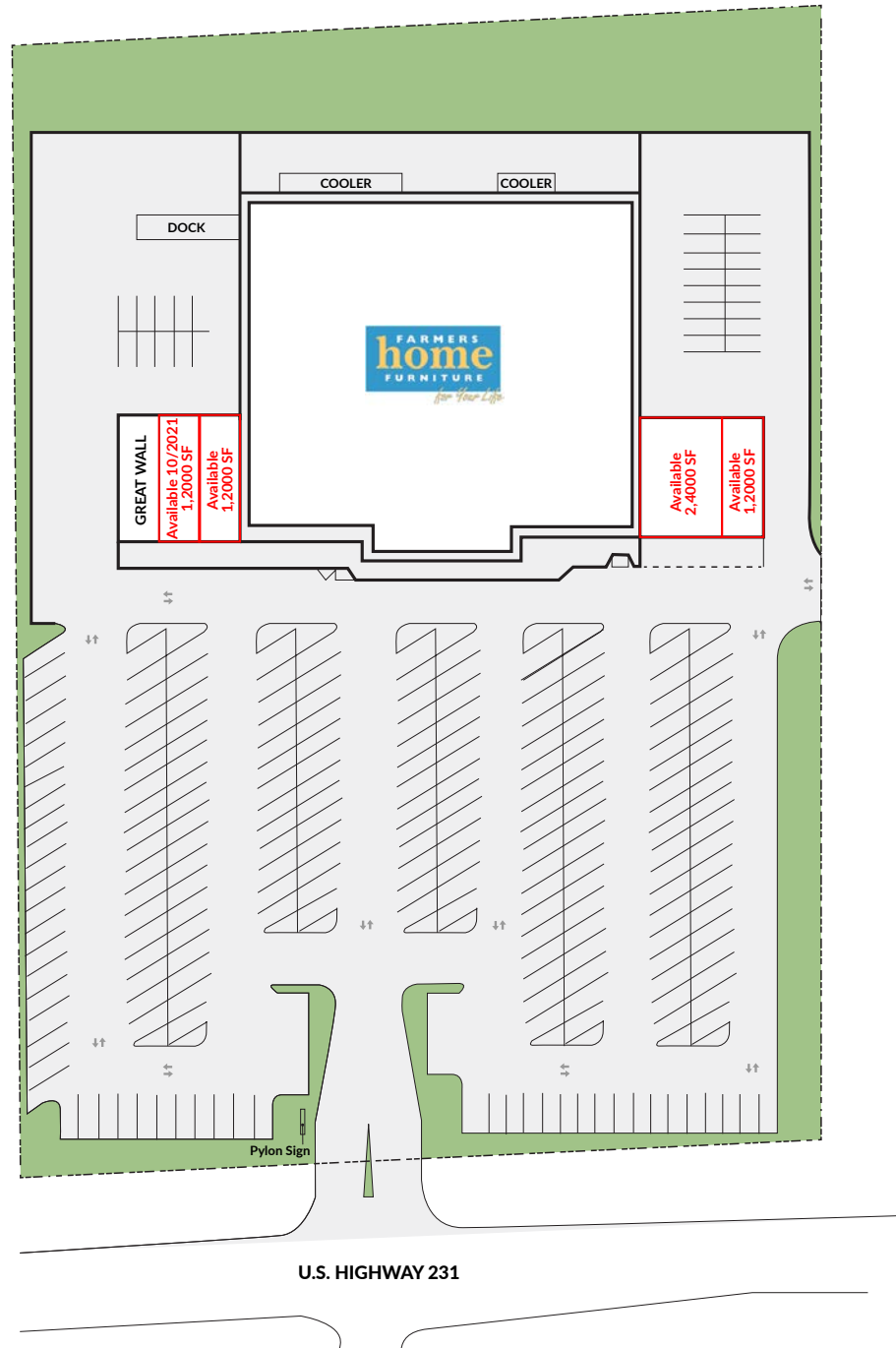
- + Ozark is the county seat for Dale County, AL
- + Ozark abuts Fort Rucker, a 63,000-acre Army post that serves as the primary training base for Army Aviation, with a base population of 4,636
- + Dale County boasts a robust aviation maintenance and services industry with major employers: M1 Support Services (3,800 employees) and Commercial Jet (350 employees)

PROPERTY DESCRIPTION

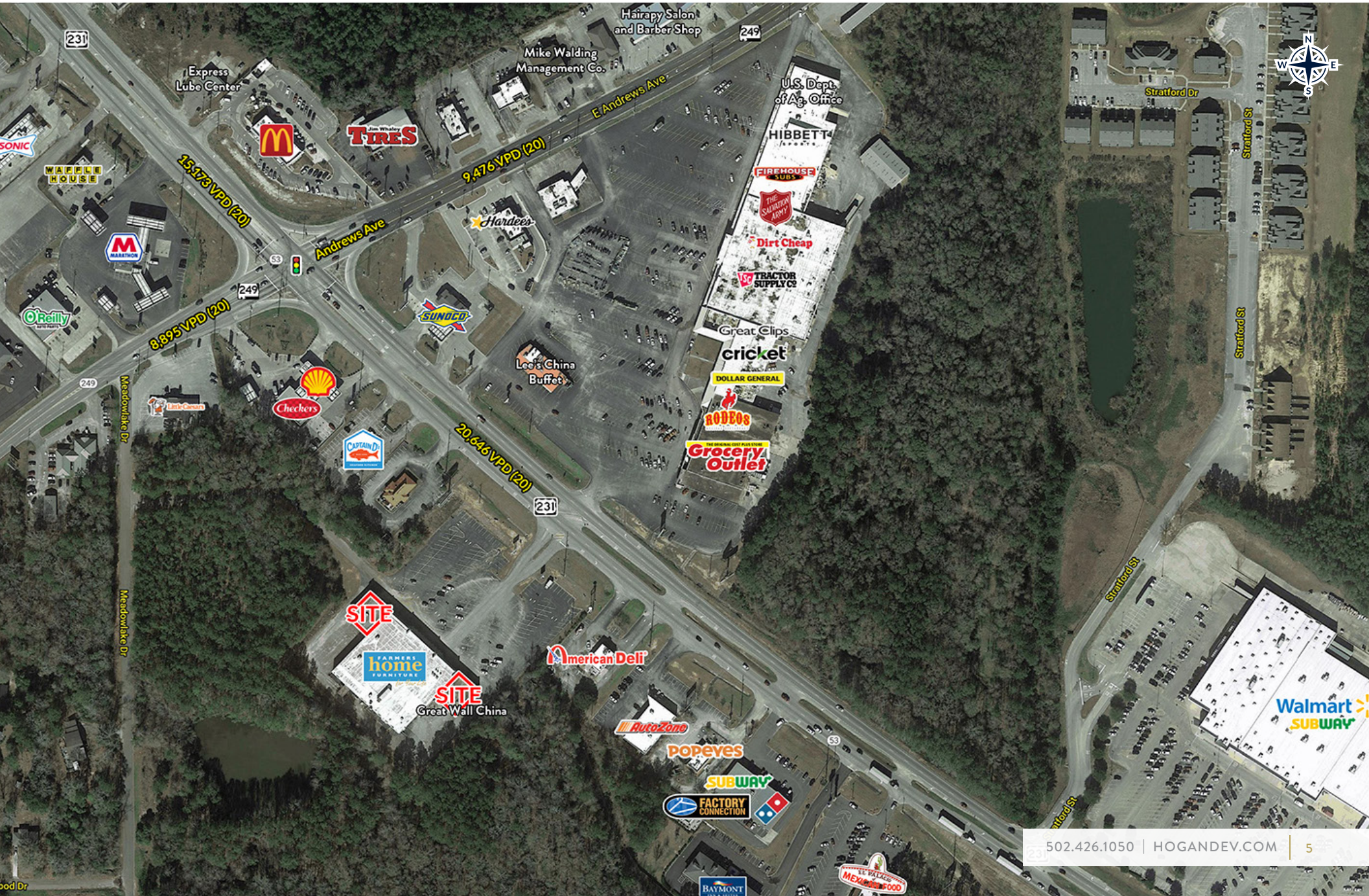


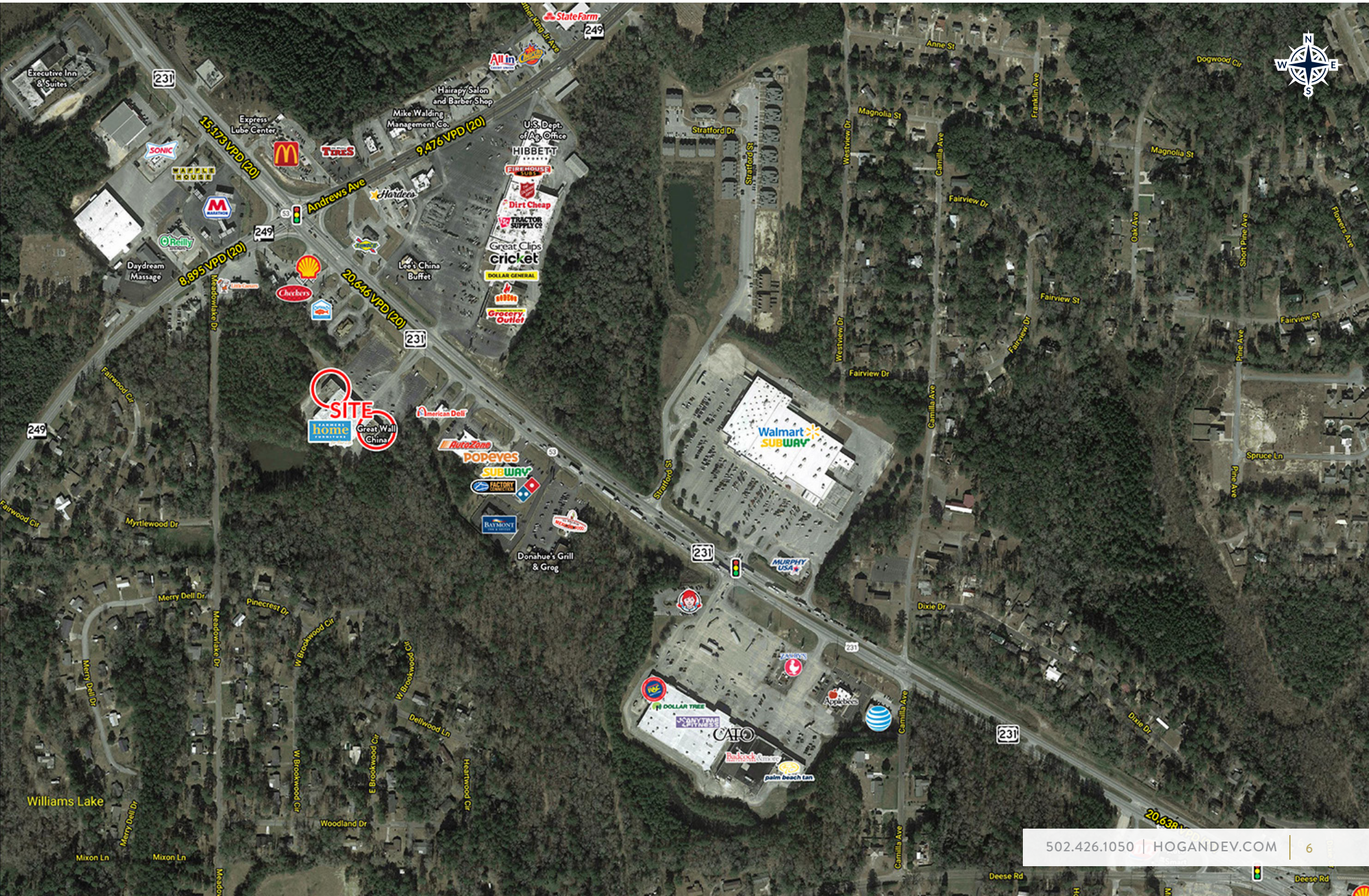
DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
Population	10,918	16,049	29,595
Average Household Income	\$52,665	\$57,466	\$61,250









SITE
Lowe's Home Improvement
Great Wall China

15,173 VPD (20)

9,476 VPD (20)

8,895 VPD (20)

20,646 VPD (20)

20,638

HOGAN REAL ESTATE PROPERTY CONTACT

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