

SHOPPING CENTER SPACE FOR LEASE



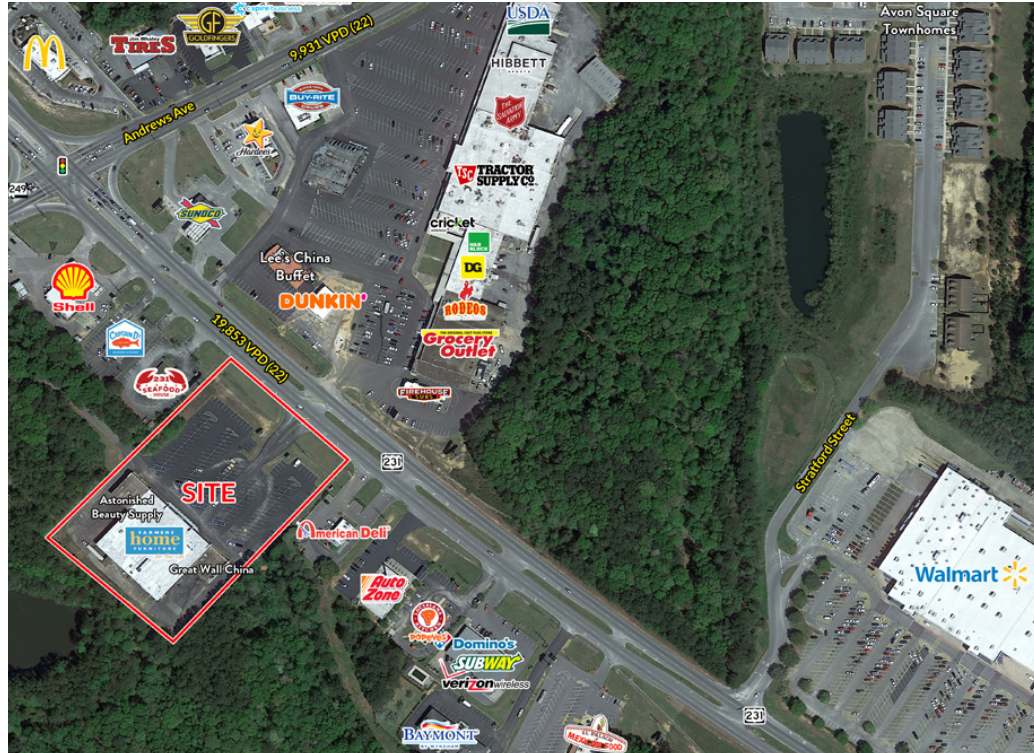
OZARK PLACE

1200-1212 U.S. HWY 231 SOUTH
OZARK, ALABAMA

HOGAN
REAL ESTATE

PROPERTY DESCRIPTION

1200-1212 U.S. HWY 231 SOUTH
OZARK, ALABAMA



DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
Population	10,419	15,552	29,009
Average Household Income	\$66,961	\$69,260	\$72,001

FEATURES

- + 3,600 ± SF available for lease: 1,200 to 2,400 SF of contiguous space available.
- + Outstanding location on U.S. Route 231 in the center of Ozark's main retail corridor.
- + Excellent visibility to nearly 20,000 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 260 locations in the Southeast.
- + National retailers surrounding site include Walmart Supercenter, Tractor Supply Co., Auto Zone, Dollar General, McDonald's and many more.
- + Ozark is the county seat for Dale County, AL.
- + Dale County's two largest cities, Ozark and Daleville, form the borders of Fort Novosel (FKA Fort Rucker), which is one of the largest military installations in Alabama and serves as headquarters U.S. Army Aviation.

SITE PLAN

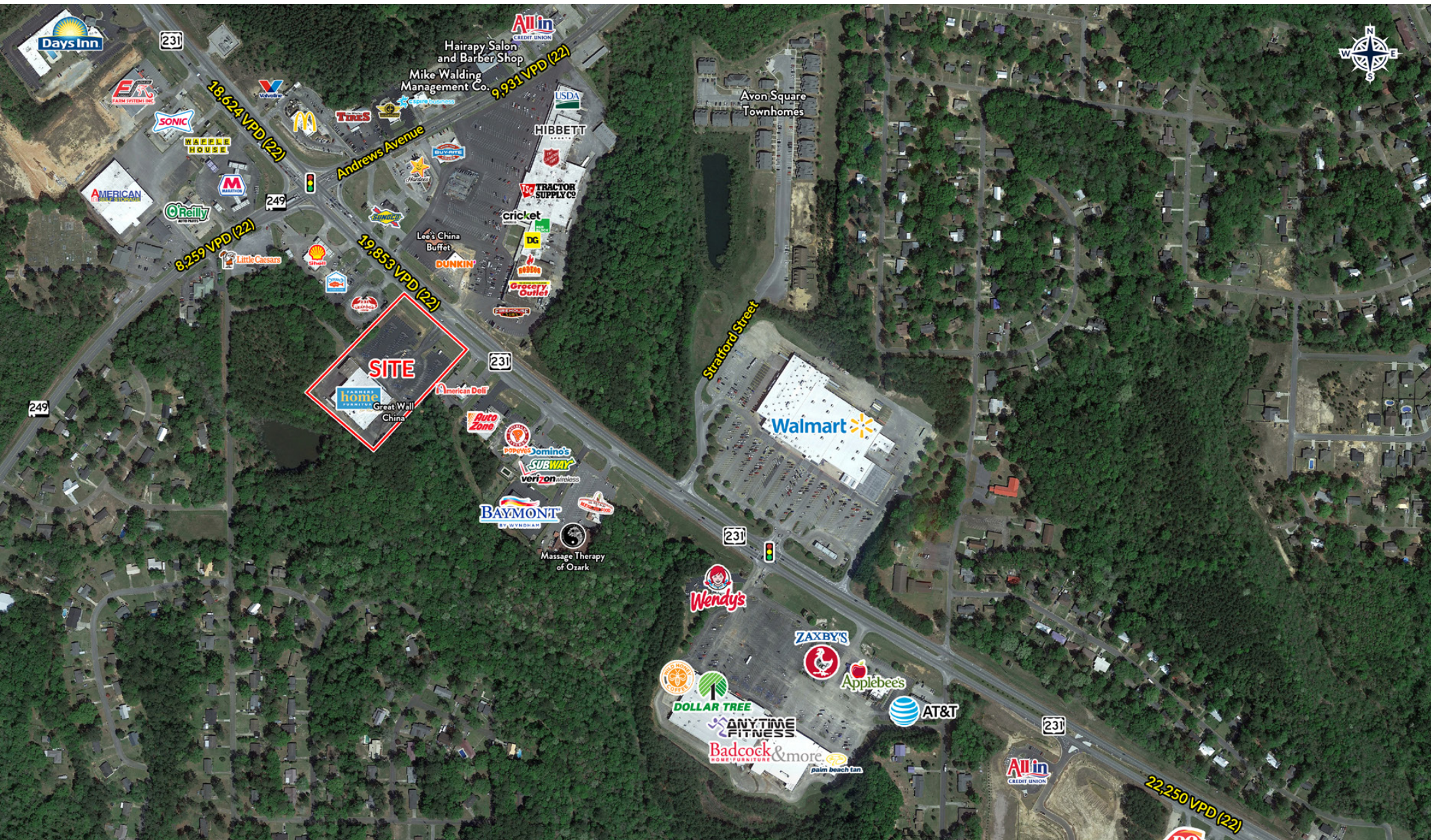
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PROPERTY PHOTO

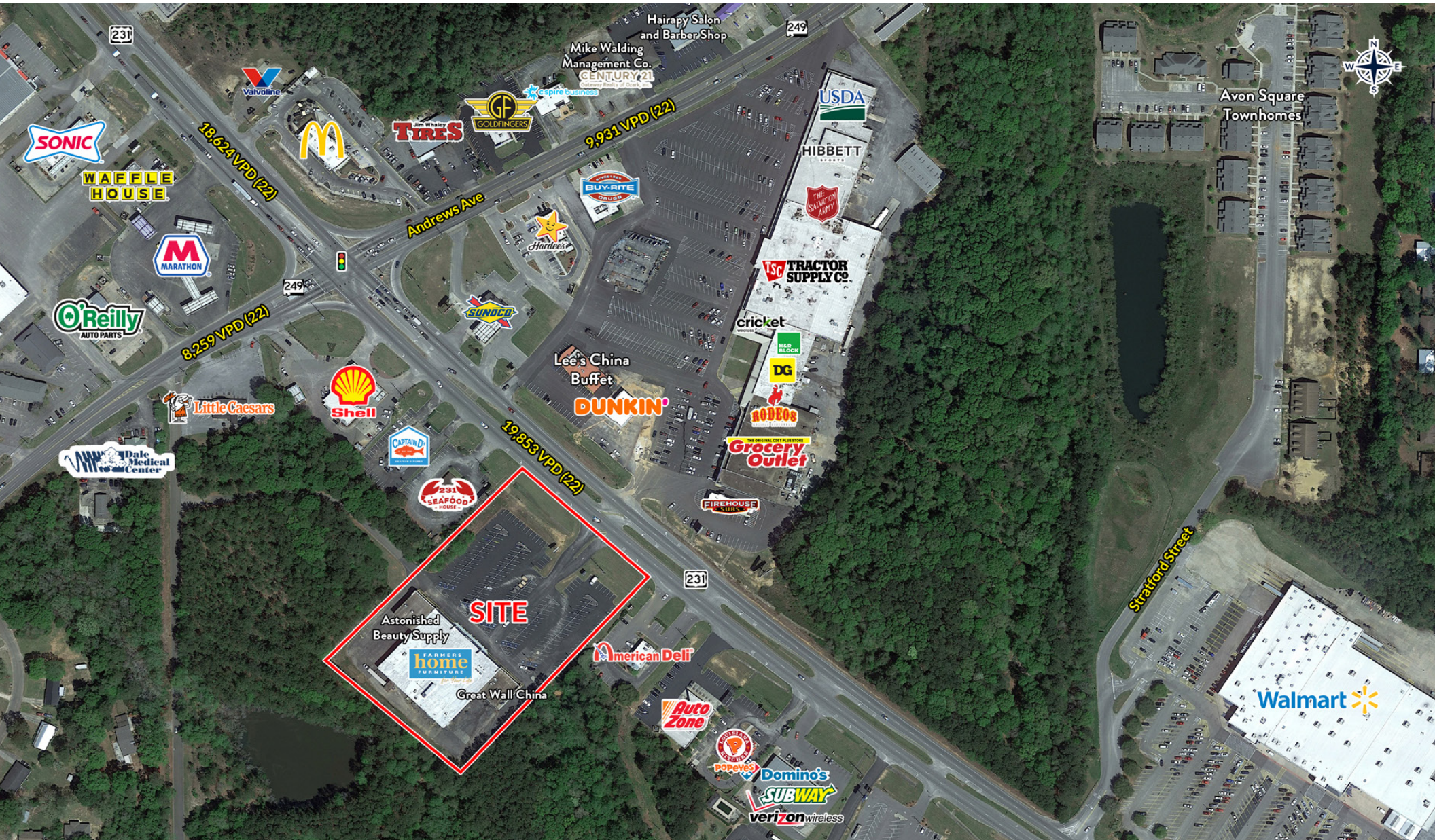
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IMMEDIATE AREA AERIAL

1200-1212 U.S. HWY 231 SOUTH
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HOGAN

REAL ESTATE

PROPERTY CONTACT

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