

FOR LEASE

704 Murray Rd, Dothan, AL 36303

NAI TALCOR



Automotive Shop

8,600 SF metal shop building offers functional service space just off Ross Clark Circle in Dothan. The property consists of two buildings including a $\pm 4,000$ SF shop and a second $\pm 2,000$ SF shop with $\pm 2,600$ SF of integrated office space, including upstairs storage space and room with a shower. The facility features three 12' roll-up doors and three 14' roll-up doors with 16-foot eave height, providing excellent access and clear height for equipment, service or light industrial users.

- $\pm 8,600$ SF available for lease
- Building 1: $\pm 4,000$ SF bay
- Building 2: $\pm 2,000$ SF bay with $\pm 2,000$ SF integrated office
- Additional upstairs room with shower
- Three 12' doors + Three 14' doors
- Eave height: 16'
- Functional layout suitable for auto service, equipment or light industrial users
- Located just off Ross Clark Circle with easy accessibility

OFFERING SUMMARY

AVAILABLE SF	8,600 SF
LEASE RATE	\$5.56 SF/yr (NNN)
ZONING	H-I

Demographics	5 Miles	10 Miles	20 Miles
Total Population:	58,679	102,195	160,867
Average HH Income:	\$74,892	\$80,741	\$77,261



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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

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LOCATION MAPS

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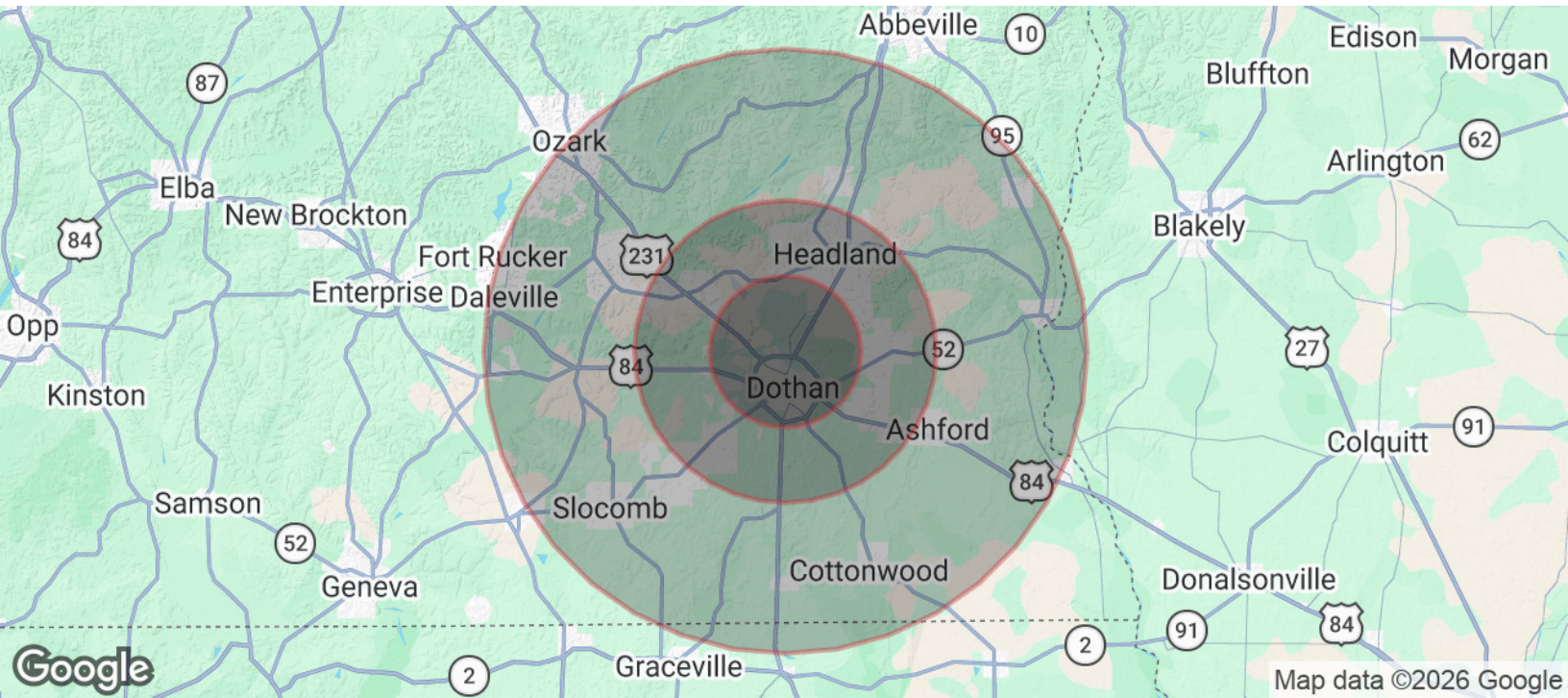
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DEMOGRAPHICS

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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	58,679	102,195	160,867
Average Age	39.3	40.2	40.5
Average Age (Male)	36.7	37.6	38.6
Average Age (Female)	41.5	41.9	41.8

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	23,615	40,493	62,892
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$74,892	\$80,741	\$77,261
Average House Value	\$193,454	\$199,848	\$184,805

2023 American Community Survey (ACS)

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