

# FOR SALE/LEASE

133 Research Ln Dothan, AL 36305

# NAI TALCOR

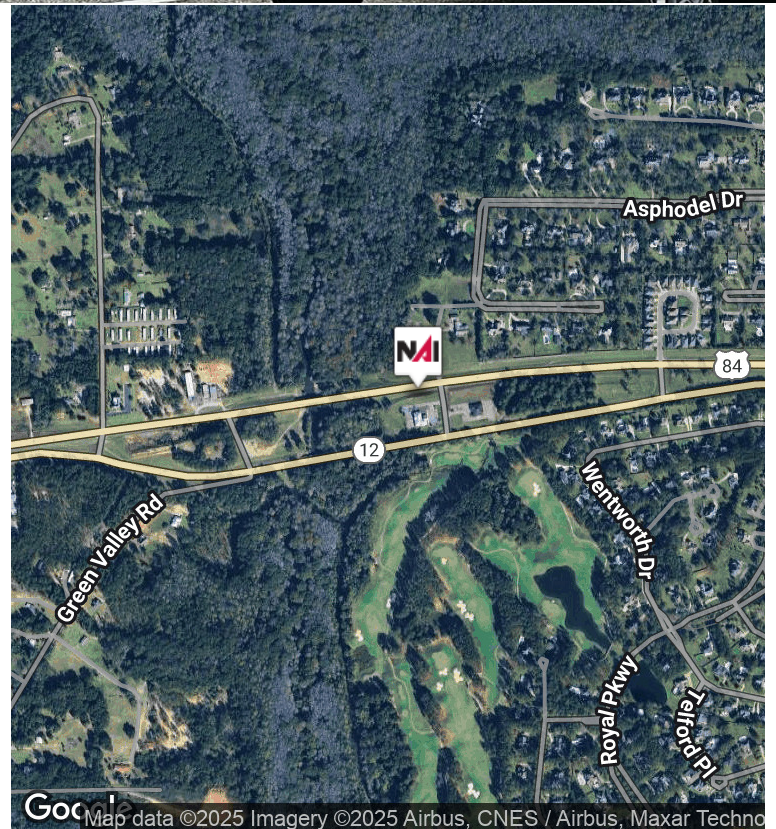


## Office | 5,527 SF

- 5,527 SF modern building
- Constructed in 2013
- Zoned O-2 for office use
- Strategic location in Dothan
- Secure location as per government contracts
- Contemporary design and layout
- Plush interiors
- Crown molding
- 32 parking spaces

**Lease Rate: \$20.20 SF/YR + NNN**

**Sale Price: \$1,600,000**



✉ **John Taylor**  
+1 334 797 9010  
jtaylor@talcor.com

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.

**NAI TALCOR**  
107 Hidden Glen Way  
talcor.com

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## PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Dothan, AL: a modern 5,527 SF office building, meticulously constructed in 2013. Zoned O-2 for office use, this strategically located property offers an ideal setting for a range of professional ventures. With contemporary design, plush interiors, and crown molding, the building exudes sophistication and functionality. Boasting 32 parking spaces, it caters to both employees and visitors. Its secure location, suitable for government contracts, adds an extra layer of appeal. This property presents an exceptional chance for office building investors seeking a lucrative and versatile asset in a thriving business environment.

## LOCATION DESCRIPTION

Discover the vibrant city of Dothan, AL, where the property is nestled in a prime location. Known as the "Peanut Capital of the World," Dothan offers a pleasant blend of southern charm and modern amenities. The area boasts a thriving business community, with a range of local and national businesses calling it home. From the property, it's just a short drive to the Dothan Regional Airport, and the Wiregrass Commons Mall provides an array of shopping and dining options. Nature enthusiasts will appreciate the nearby Dothan Area Botanical Gardens and Westgate Park. With its convenient access to major highways and a variety of attractions, the location offers an attractive setting for office building investors.

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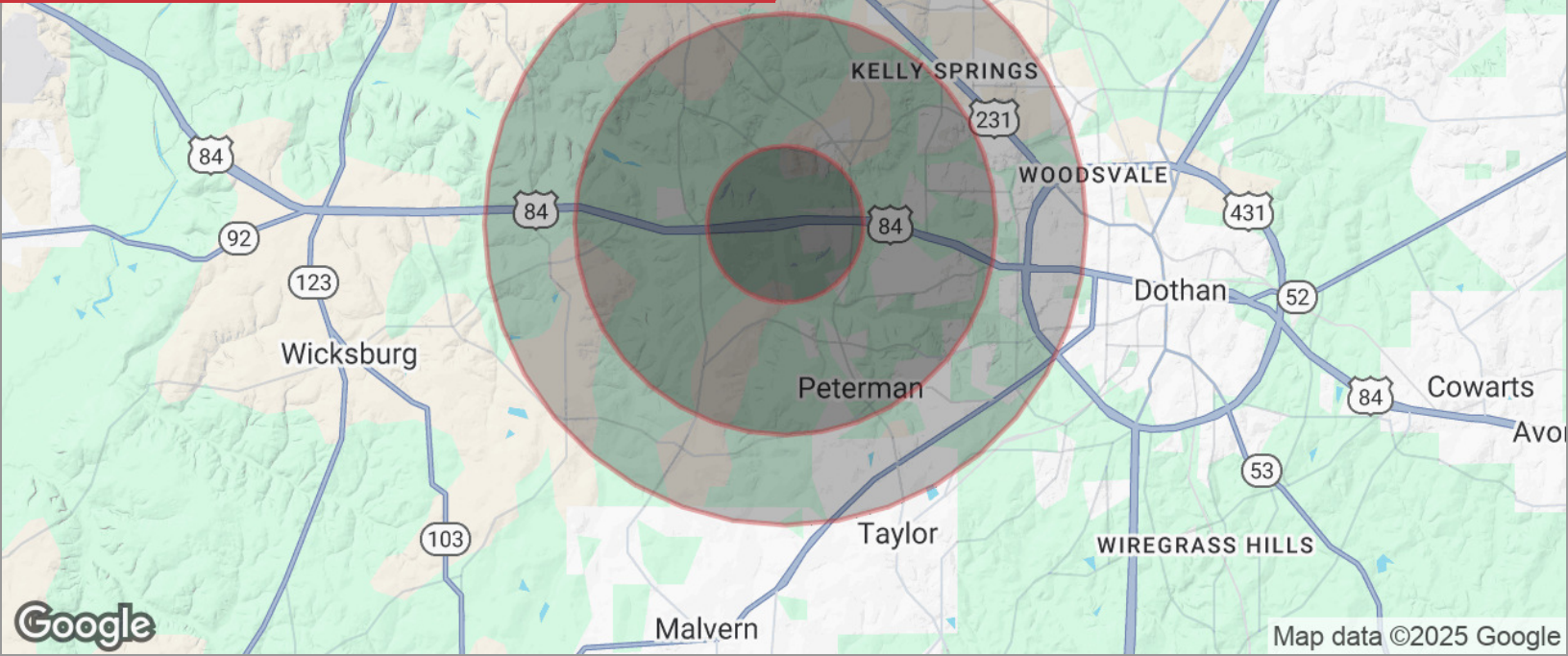
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**NAITACOR**

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## DEMOGRAPHICS

POPULATION	1.3 MILES	3.5 MILES	5 MILES
Total population	2,805	17,245	40,072
Median age	44	42	42
Median age (male)	43	41	40
Median age (Female)	45	44	43
HOUSEHOLDS & INCOME	1.3 MILES	3.5 MILES	5 MILES
Total households	1,127	7,149	16,908
# of persons per HH	2.5	2.4	2.4
Average HH income	\$119,723	\$110,164	\$95,964
Average house value	\$377,546	\$323,289	\$277,664
ETHNICITY (%)	1.3 MILES	3.5 MILES	5 MILES
Hispanic	4.4%	4.5%	5.2%
RACE (%)	1.3 MILES	3.5 MILES	5 MILES
White	80.6%	78.4%	71.6%
Black	7.5%	10.6%	17.1%
Asian	3.4%	2.4%	2.1%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.6%	0.4%	0.5%
Other	1.5%	1.8%	2.2%

\* Demographic data derived from 2020 ACS - US Census