

# FOR LEASE

714 Murray Rd Dothan, AL 36303

# NAI TALCOR



## OFFICE BUILDING

Prime office building spanning 8,500 sq ft, conveniently located just off Ross Clark Circle. This 2-story property offers a seamless blend of functionality, accessibility, and sophistication with abundant office space. The 1st floor features an inviting lobby with a brick floor, leading to 10 private offices, 2 offices connected by a shared bathroom, conference room(s), generous cubicle area, a kitchen, 6 bathrooms, and a locker/shower room. The upper level features a waiting area with 7 offices, complemented by storage spaces and a versatile training/conference room.

- Space or floors can be subdivided
- 5,712 SF on 1st Floor + 2,790 SF on 2nd Floor
- 1st Floor: Lobby, 12 offices, cubicles, conference room & 6 bathrooms
- 2nd Floor: Lobby, 7 offices, conference room
- 3 new HVAC systems & Repainted 2022

### OFFERING SUMMARY

AVAILABLE SF	8,500 +/- SF
LEASE TYPE	NNN

Demographics	5 Miles	10 Miles	20 Miles
Total Population:	57,969	100,671	157,313
Average HH Income:	\$55,369	\$58,688	\$55,608

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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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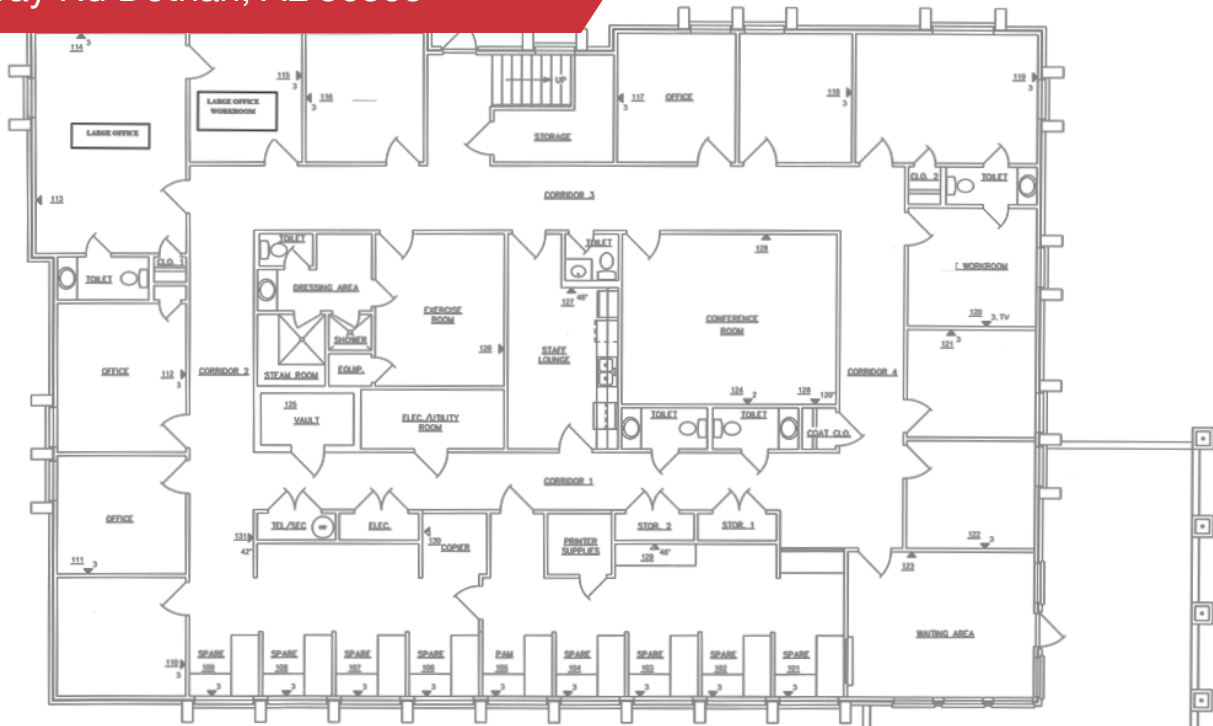
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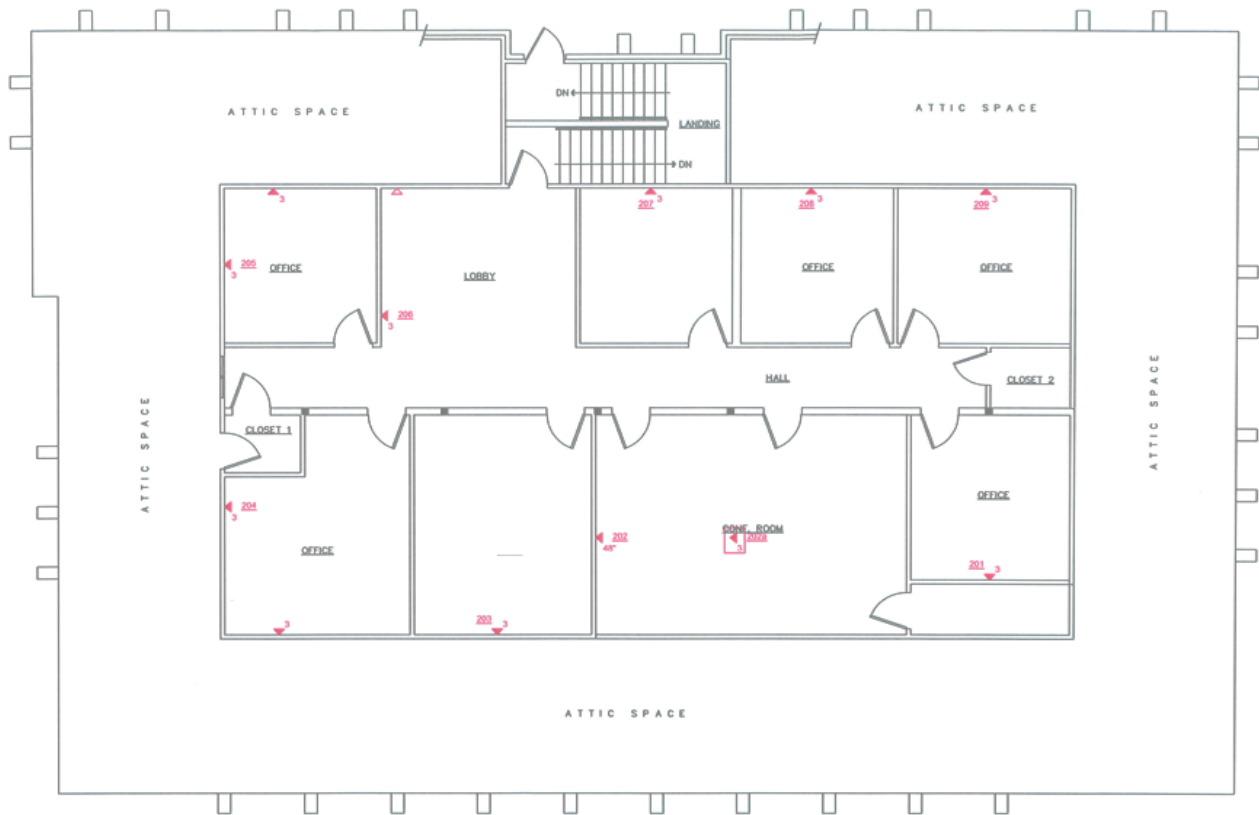


# FLOOR PLANS

714 Murray Rd Dothan, AL 36303



1st Floor Plan



2nd Floor Plan

# LOCATION MAPS

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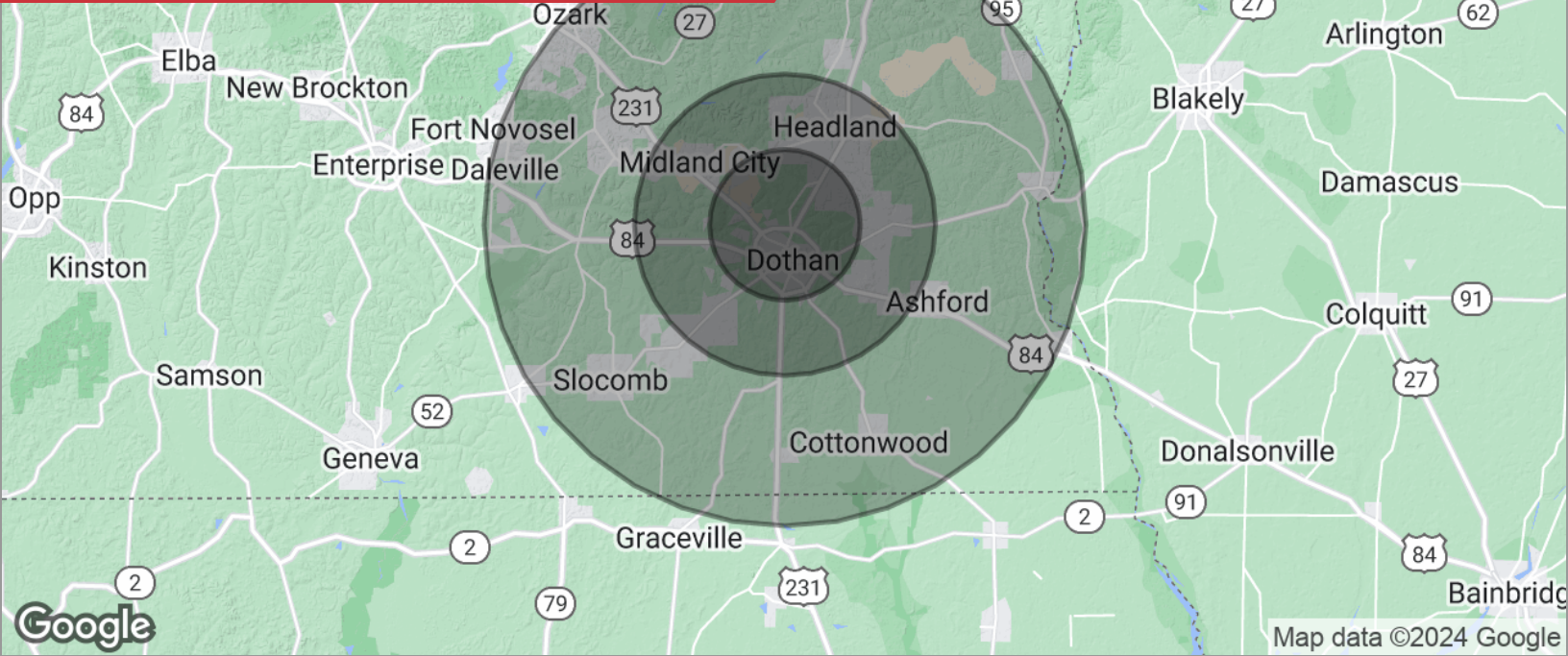
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# DEMOGRAPHICS

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## DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	20 MILES
Total population	57,969	100,671	157,313
Median age	39.2	39.9	40.4
Median age (male)	36.3	37.3	38.6
Median age (Female)	41.4	41.9	41.8
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	26,878	45,383	71,196
# of persons per HH	2.2	2.2	2.2
Average HH income	\$55,369	\$58,688	\$55,608
Average house value	\$137,202	\$144,121	\$135,303

\* Demographic data derived from 2020 ACS - US Census