

FOR LEASE

704 Murray Rd Dothan, AL 36303

NAI TALCOR



Repair Shop | 8,000 SF

2 metal buildings with office space available for lease consisting of 8,000 Sq. Ft. located at 704 Murray Rd, Dothan, AL.

- Building 1: 4,000 +/- SF shop
- Building 2: 2,000 +/- SF shop with 2,000 +/- SF integrated office space
- Additional upstairs storage or office (600 +/- SF) available
- Office upgrades in progress: new flooring, lights and paint
- 3x 12' doors + 3 x 14' doors
- Eave height: 16' | Clear center height: 19'
- Co-tenant: Ingram Equipment Company
- Located 1,300 feet from Ross Clark Cir

OFFERING SUMMARY

AVAILABLE SF	8,000 SF
LEASE RATE	\$6.50 SF/YR (NNN)
ZONING	H-I

Demographics	5 Miles	10 Miles	20 Miles
Total Population:	57,504	100,589	157,336
Average HH Income:	\$55,209	\$58,679	\$55,596

✉ **Kenny Whatley**
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✉ **Shannon Auty**
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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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107 Hidden Glen Way
talcor.com

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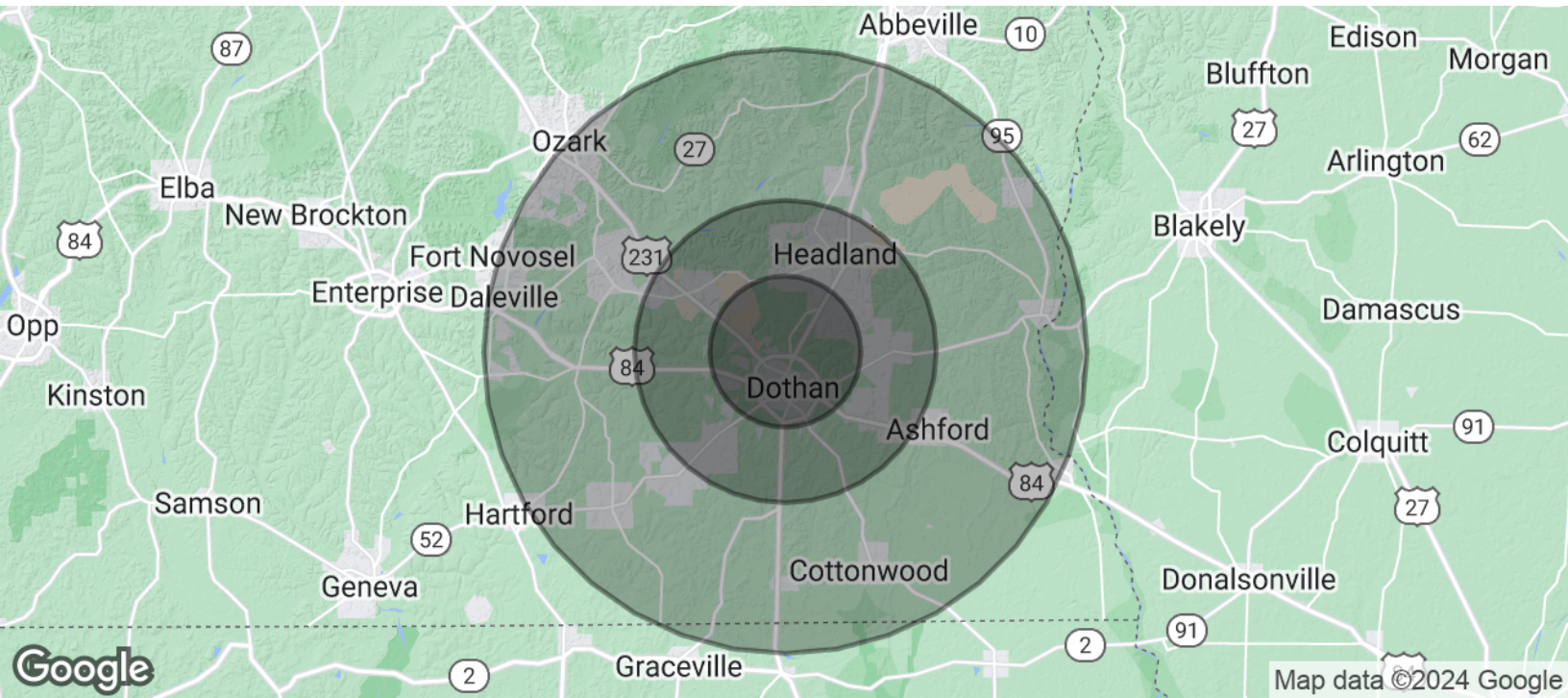
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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	57,504	100,589	157,336
Average Age	39.2	39.9	40.4
Average Age (Male)	36.3	37.3	38.6
Average Age (Female)	41.4	41.9	41.8

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	26,670	45,350	71,230
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$55,209	\$58,679	\$55,596
Average House Value	\$136,928	\$144,119	\$135,372

2020 American Community Survey (ACS)

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