

FOR SALE

1906 Ross Clark Circle, Dothan, AL 36301

NAI TALCOR



Industrial | 7,600 SF

Attractive and spacious warehouse on Ross Clark Circle constructed in 2008. This property features a steel frame and brick masonry exterior on a concrete slab foundation, ensuring durability and a professional appearance. Located on highly traveled Ross Clark Circle with great exposure to traffic and easy accessibility.

- Large 14' roll-up door
- Fire Sprinkler System
- Full building length drain
- Four 25' bays
- 15' Eave Height
- Paved parking lot
- ADA restroom
- Steel frame construction + metal roof
- 2022 Traffic Counts: 28,346 vehicles per day

OFFERING SUMMARY

SALE PRICE	\$750,000
ZONING	B-2
BUILDING SIZE	7,600 SF
LOT SIZE	1.06 Acres
CONSTRUCTED	2008

Demographics	5 Miles	10 Miles	20 Miles
Total Population:	52,924	99,484	148,583
Average HH Income:	\$52,695	\$58,656	\$56,245

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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
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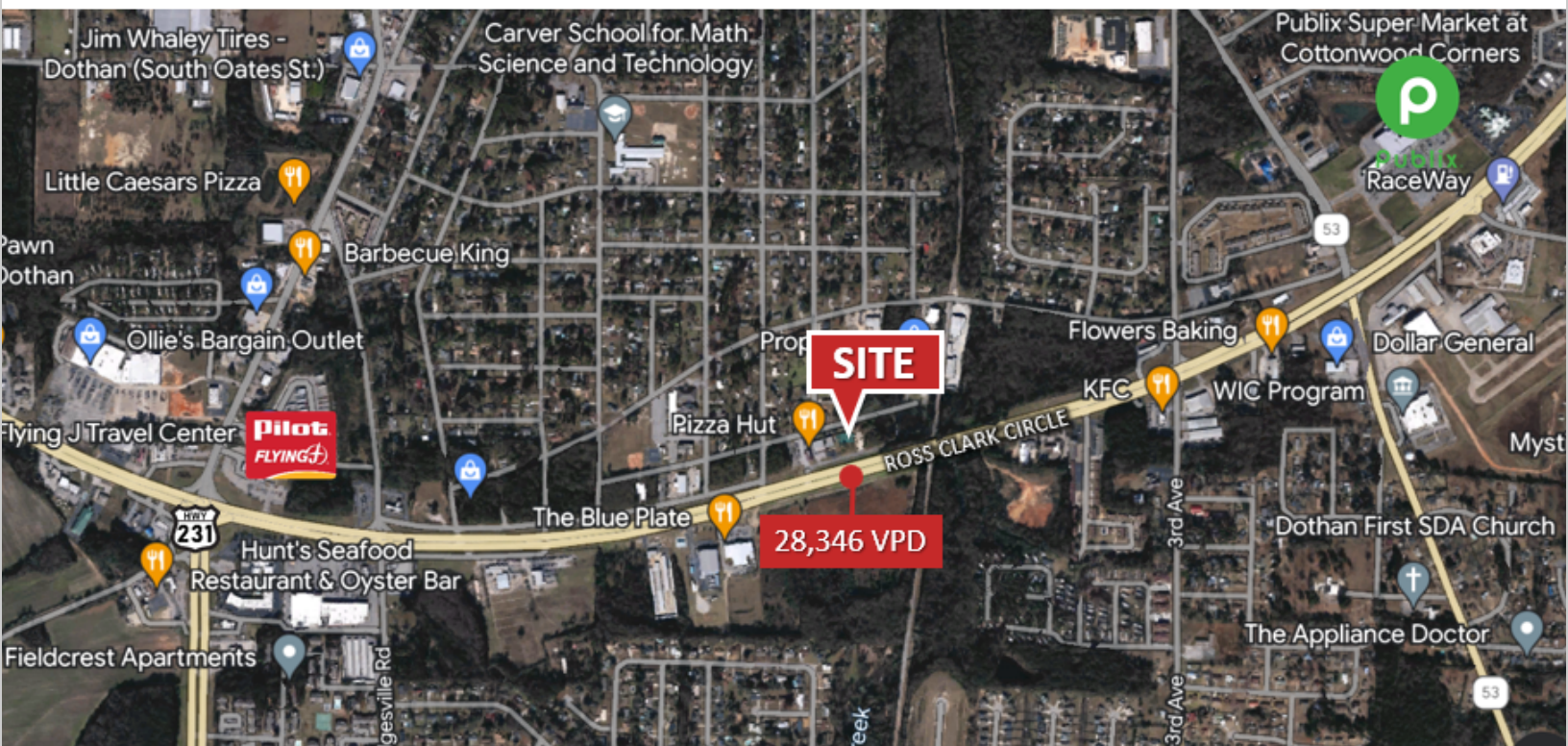
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LOCATION MAPS

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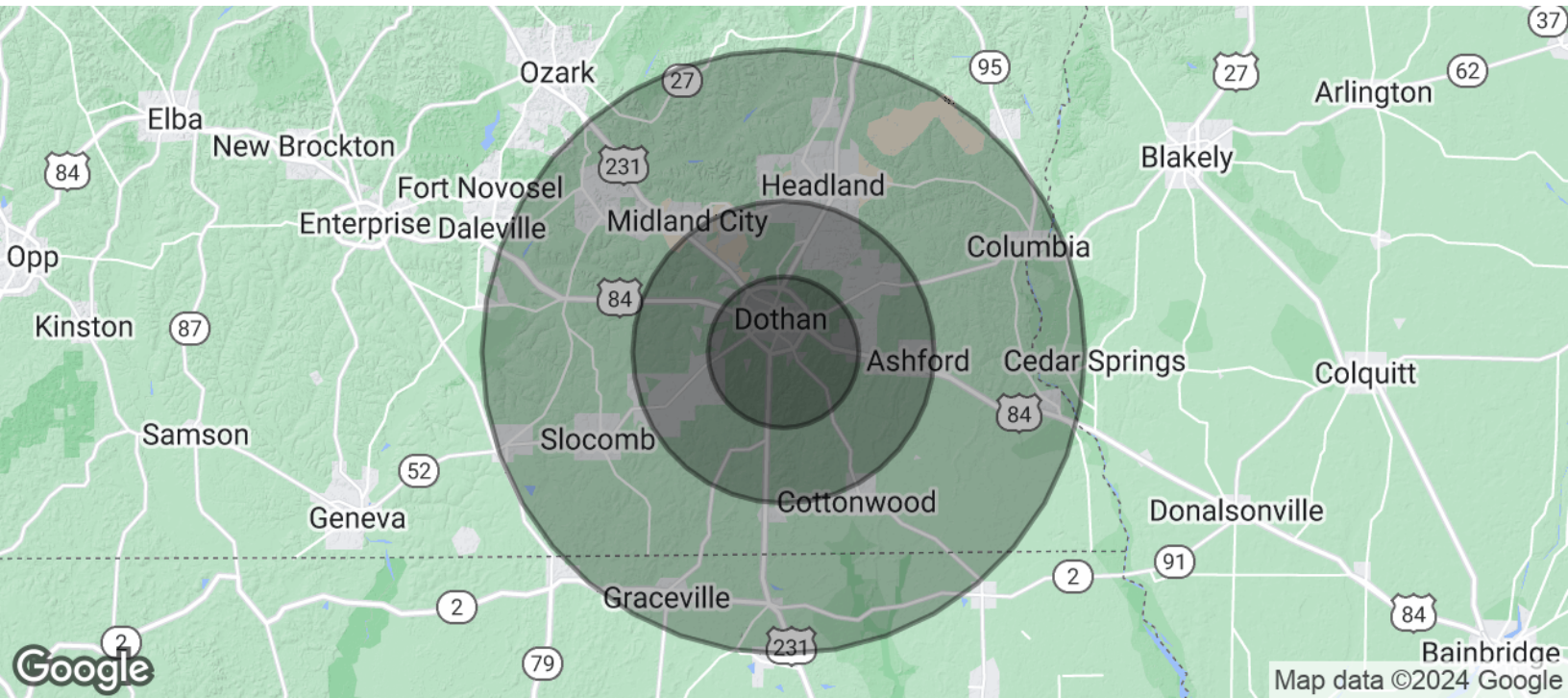
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DEMOGRAPHICS

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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	52,924	99,484	148,583
Average Age	39.4	39.6	40.5
Average Age (Male)	36.7	37.2	38.6
Average Age (Female)	41.4	41.5	42.1

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	24,717	44,791	66,415
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$52,695	\$58,656	\$56,245
Average House Value	\$131,594	\$142,894	\$136,319

* Demographic data derived from 2020 ACS - US Census

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