

FOR LEASE

2864 Hartford Highway, Dothan, AL 36301

NAITALCOR



Medical/General Office

This building features 8,800 SF and is situated on Hwy-52 W, less than a mile from Ross Clark Cir with easy access to Hwy-84 W via Honeysuckle Rd. The interior is under construction and will feature brand new office space set to be completed by Fall 2025.

- Located on Hwy 52 W, 0.8 mi from Ross Clark Circle
- Interior under construction - completion TBD per tenant specs
- 1st floor: lobby + reception area, breakroom, 25 offices, 5 restrooms
- 2nd floor: conference room, 2 offices, 1 restroom
- Ample parking space and good visibility
- 6 miles to SE Health and 4 miles to Flowers Hospital
- Situated next to Alabama Clinics and near Emmanuel Christian School, Dothan City Schools Early Education Center, Fox Run Apartments, Jack's Drugs and various private medical practitioner offices
- Suitable for medical practice, corporate office, professional services, educational institutions, etc.
- Attractive demographics with avg. household income of \$82,174 within a 2 mi radius

OFFERING SUMMARY

SIZE	8,800 Sq. Ft. - Can Be Divided		
LEASE RATE	\$16/SF/YR (NNN)		
CONSTRUCTED	Interior under construction		
ZONING	B-2		

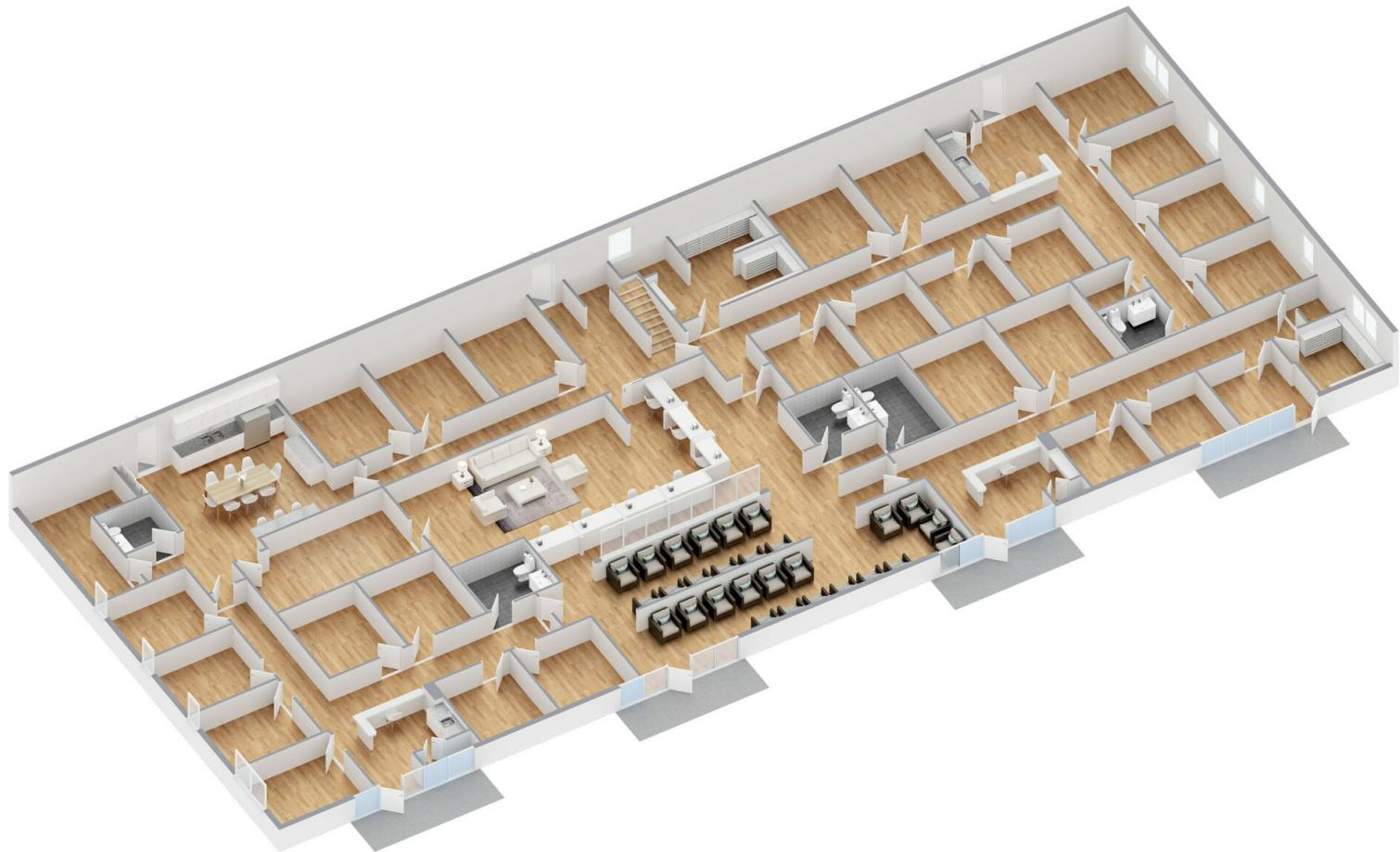
Demographics	5 Miles	10 Miles	20 Miles
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Total Population:	70,399	103,493	170,543
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Average HH Income:	\$75,061	\$75,012	\$75,292
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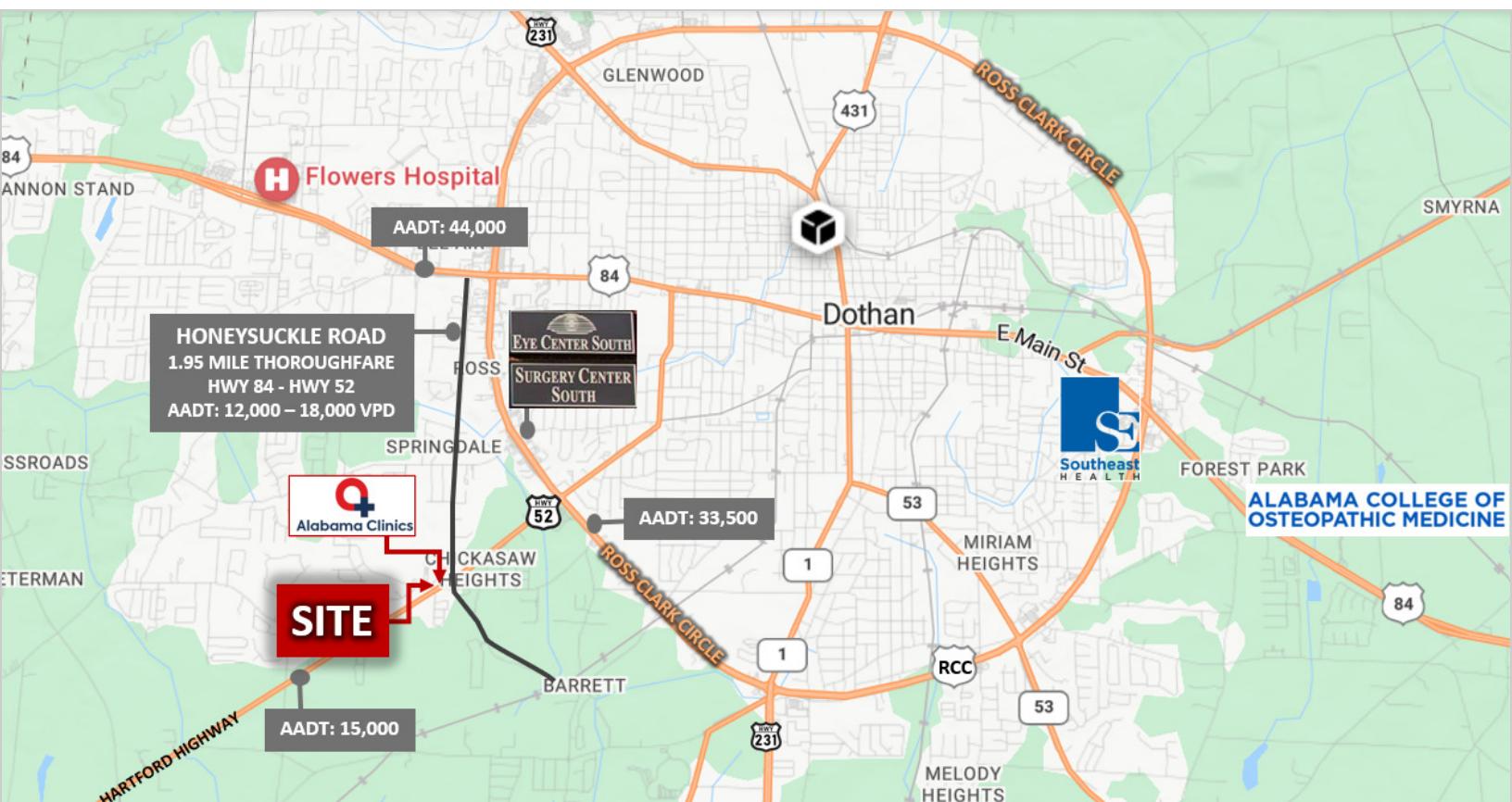
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 **TALCOR**

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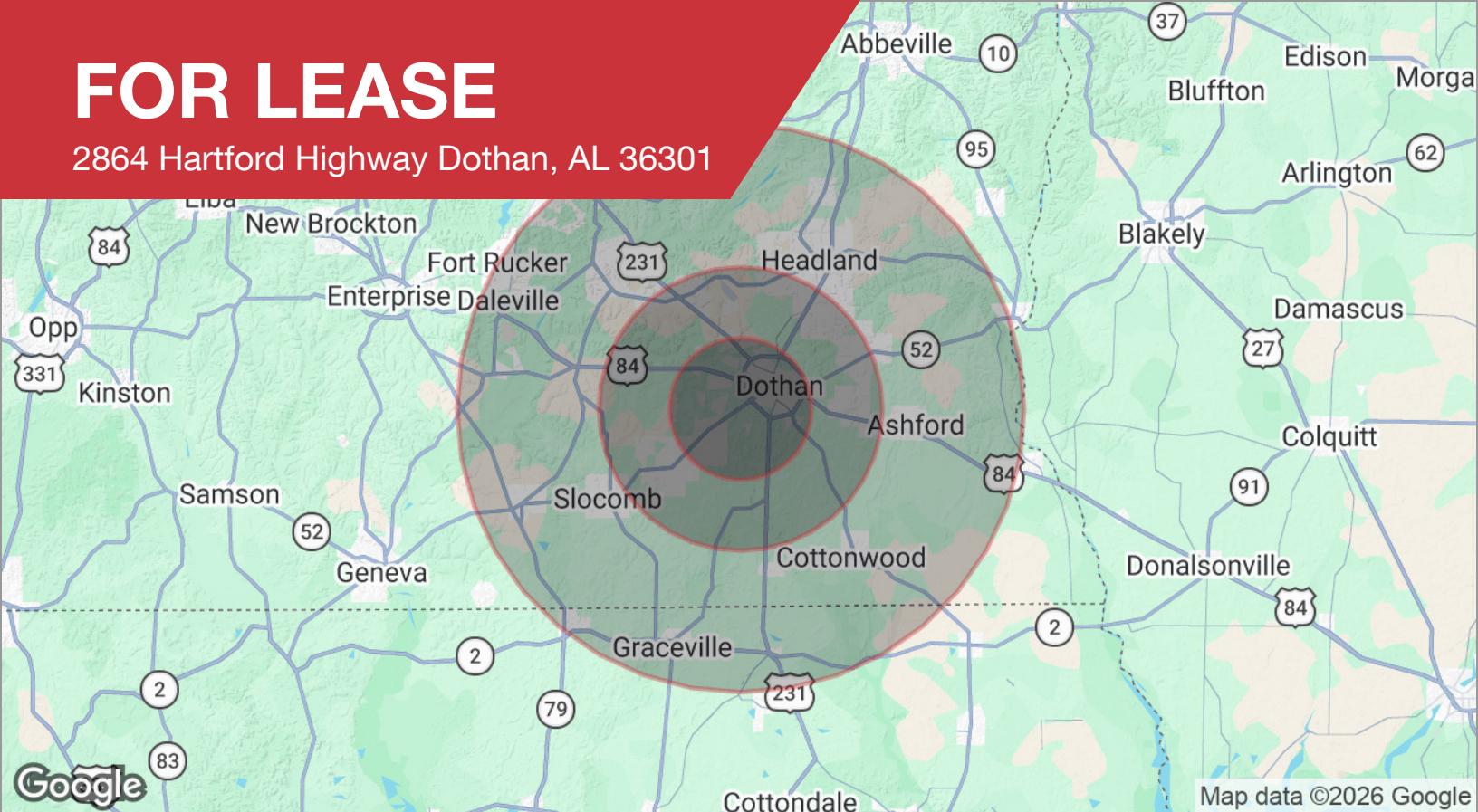
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DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	20 MILES
Total population	70,399	103,493	170,543
Median age	41	41	41
Median age (male)	39	39	40
Median age (Female)	43	42	43
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	29,537	42,965	69,694
# of persons per HH	2.4	2.4	2.4
Average HH income	\$75,061	\$75,012	\$75,292
Average house value	\$218,066	\$215,924	\$203,945

* Demographic data derived from 2020 ACS - US Census