

FOR LEASE OR SALE

714 Murray Rd, Dothan, AL 36303



OFFICE BUILDING

Prime 2-level office building spanning 8,500 SF that can be divided to suit Tenant needs. Excellent fit for any private or professional office users seeking a modern building with flexibility. Conveniently located just off Ross Clark Circle and near Hwy-431. This property offers a seamless blend of functionality and accessibility with abundant office space, conference rooms, kitchen, exercise/shower room, 6 restrooms and secure rooms for electrical, server and HVAC. Various division options possible with a front and rear entrance and plenty of parking.

- Located just off Ross Clark Cir & near Hwy-431
- Space or floors can be subdivided to suit Tenant
- Ste. A: 2,180 SF | Ste. B: 4,570 SF | Ste. C: 1,750 SF
- TI Allowance and/or buildout assistance possible
- Ground Floor: Lobby, 12 offices, cubicles, conference room & 6 bathrooms
- 2nd Floor: Lobby, 7 offices, conference room
- 3 new HVAC systems & repainted in 2022
- Secure rooms for electrical, server and HVAC

OFFERING SUMMARY

AVAILABLE SF	1,750 - 8,500 +/- SF
LOT SIZE	1.0 +/- Acres
LEASE TYPE	NNN
LEASE RATE	\$10.58 SF/YR
SALE PRICE	\$790,000

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

[PROPERTY VIDEO](#)

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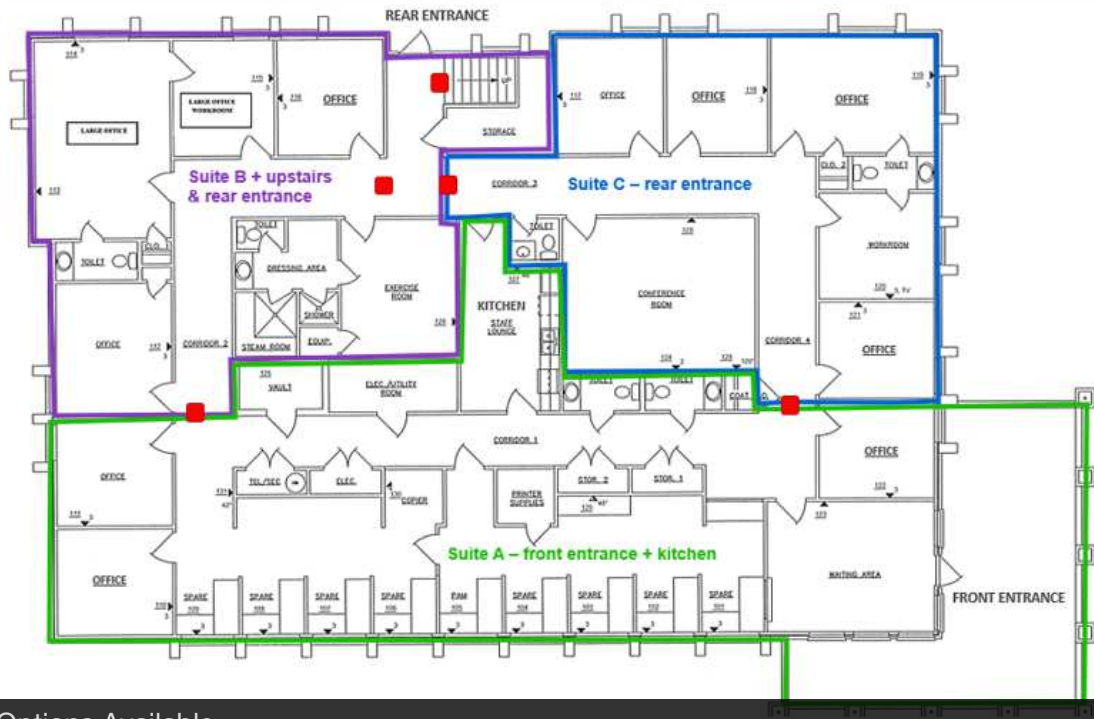
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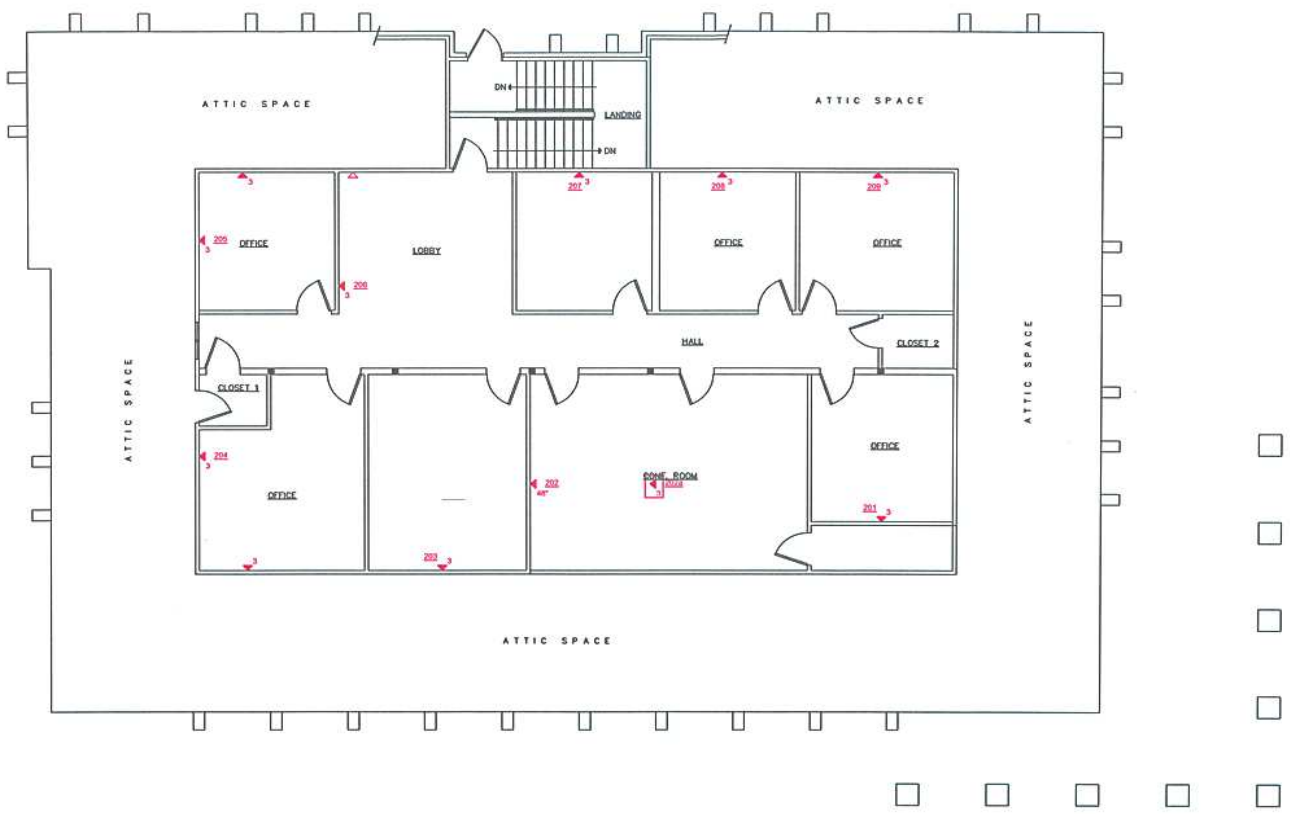
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FLOOR PLANS

714 Murray Rd Dothan, AL 36303



1st Floor Plan - Division Options Available



2nd Floor Plan

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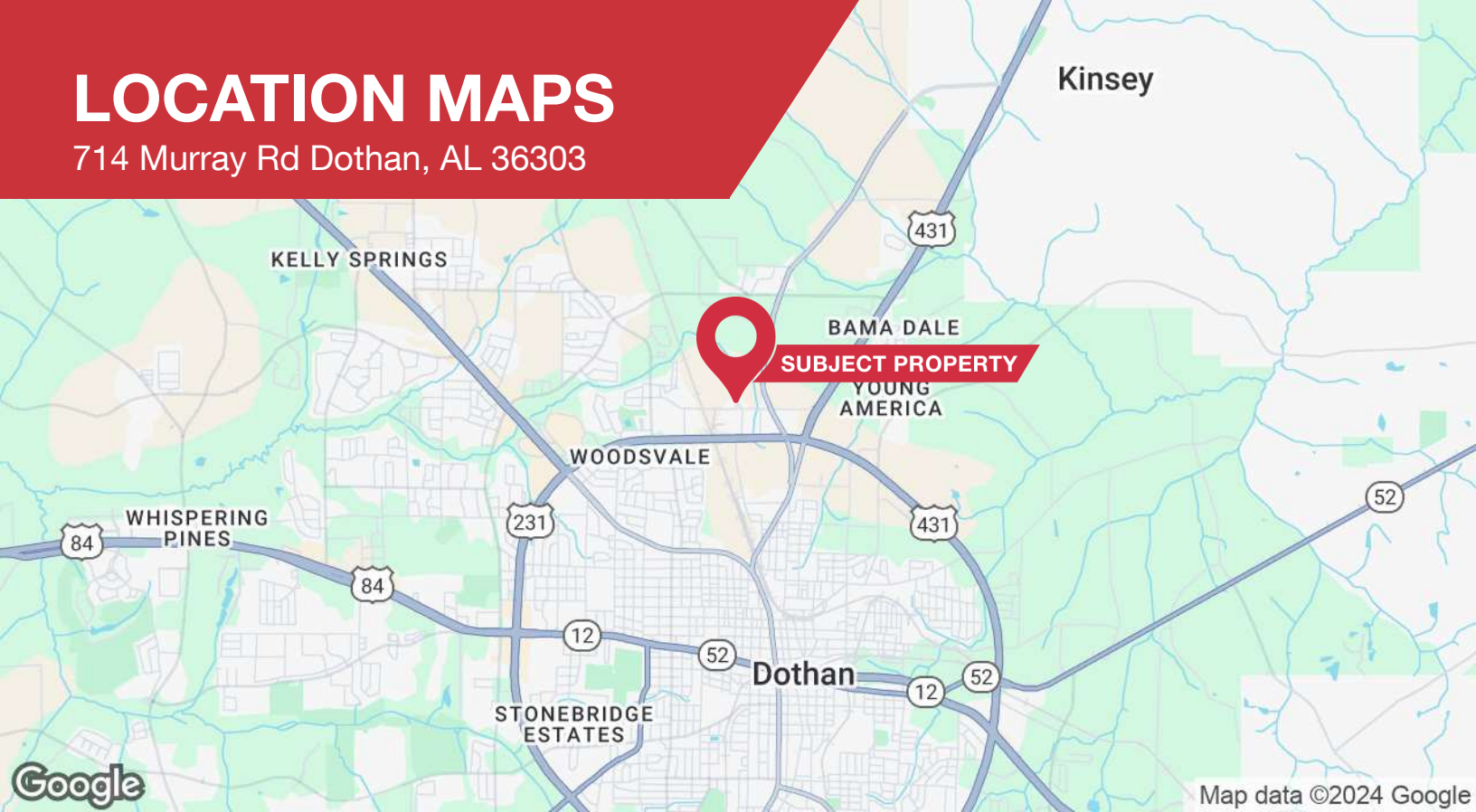
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LOCATION MAPS

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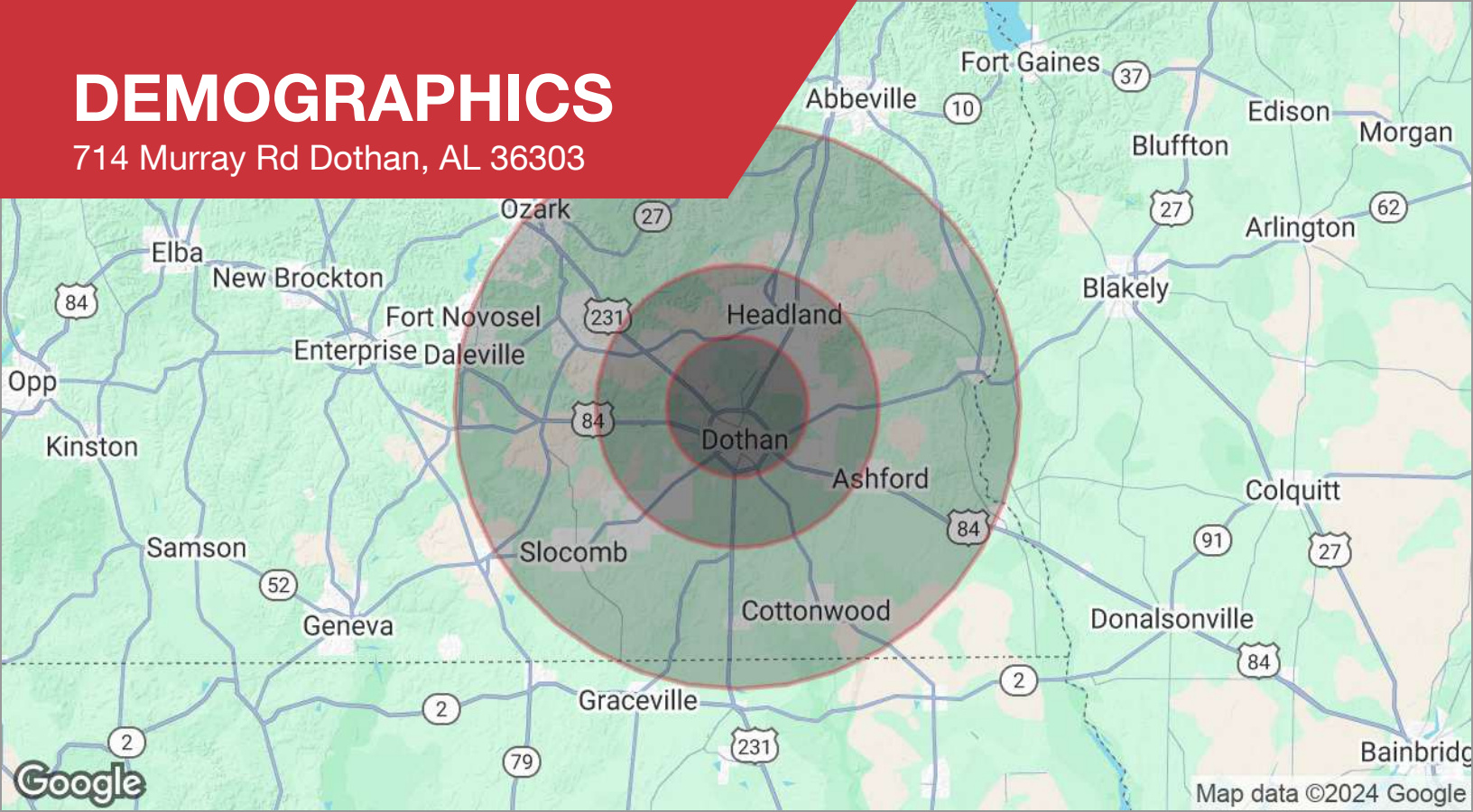
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DEMOGRAPHICS

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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

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