

For Sale

NORTH CIRCLE PLAZA



**3813-3815 Ross Clark Circle
Dothan AL 36303**

82,006 SF | ASKING \$8,900,000

Discover the Potential of North Circle Plaza

North Circle Plaza is a premier retail destination strategically positioned in the northwest quadrant of the Circle, at the signalized intersection of two major commercial corridors. This high-visibility location is experiencing rapid growth, anchored by the recent opening of O'Reilly's flagship mega center.

NORTH CIRCLE PLAZA

AMENITIES

North Circle Plaza isn't just another retail center—it's the kind of asset you want in your portfolio. Located in a high-growth corridor, this beautifully renovated property offers modern finishes and flexible spaces ready for tenant customization.

Anchored by high-profile tenants like O'Reillys and United Healthcare, the center delivers stability and strong foot traffic. Infrastructure includes loading docks, private rear parking for tenants, and over 300 spaces for customers—designed for operational efficiency and leasing appeal.

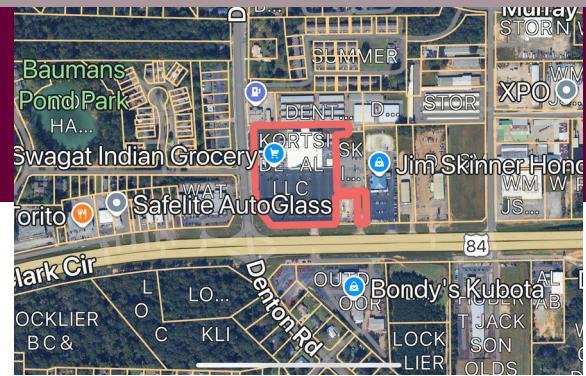
With two out parcel sites, there's built-in potential for expansion or redevelopment. The on-site billboard is an asset in itself.

Positioned for growth, income, and ready to perform,

LOCATION

North Circle Plaza is strategically positioned in the northwest quadrant of the Circle—one of the most active commercial zones in the region. Located at a **signalized intersection** where two major corridors converge, the center enjoys exceptional visibility, accessibility, and traffic flow.

With easy ingress and egress, a strong daytime population, and proximity to key service providers, North Circle Plaza offers a location that supports both tenant success and long-term investment performance.



PROPERTY HIGHLIGHTS

- Beautifully Renovated Spaces
- Operational Efficiency
- Private Tenant Parking
- Over 300+ Patron Parking Spaces
- Established Anchor Tenants
- Development Upside
- Out parcel availability
- Pole Signage
- Scalable Growth and Profit Potential



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Berkshire Hathaway HomeServices Showcase Properties
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