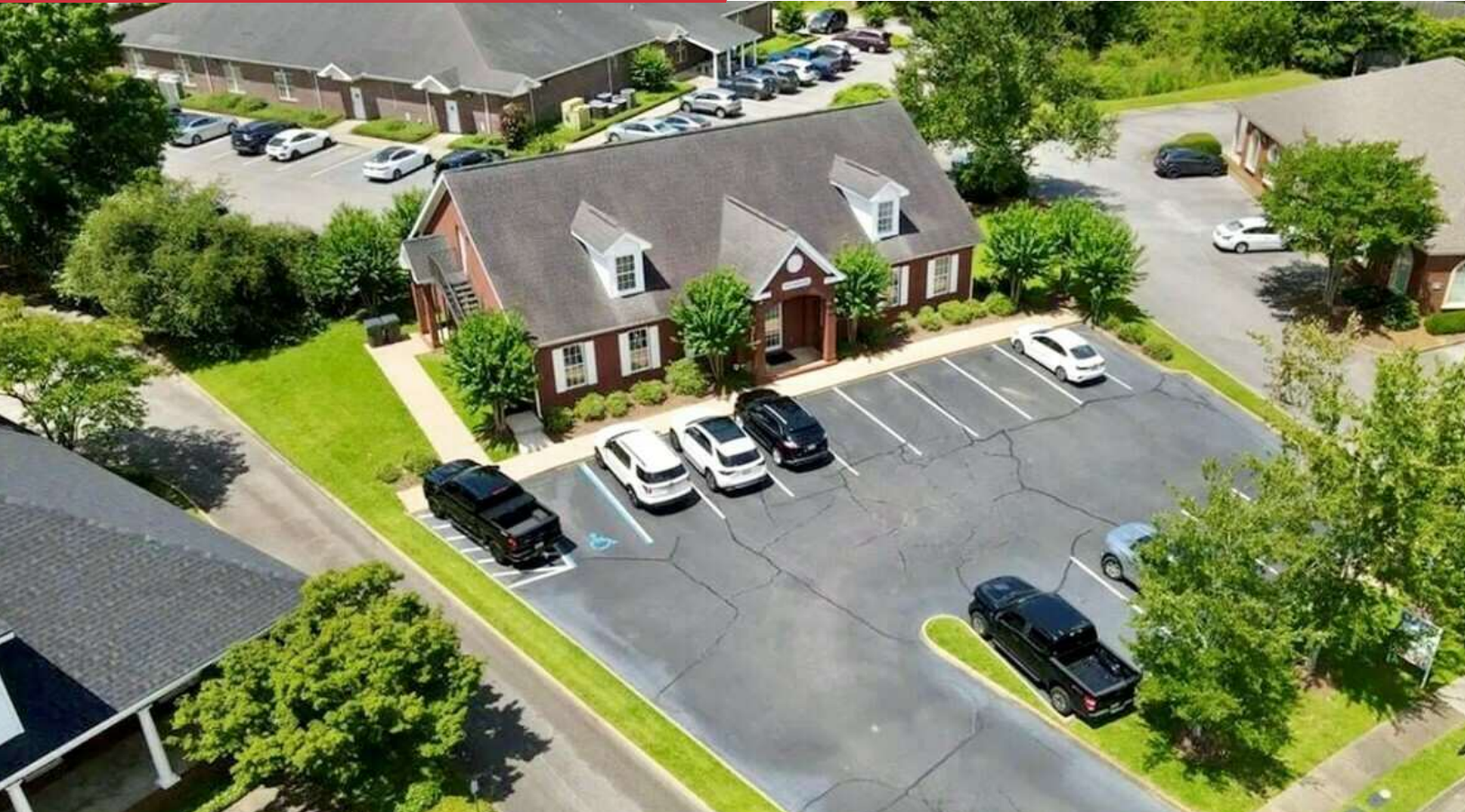


# FOR LEASE

113 Adris Place, Dothan, AL 36303

# NAI TALCOR



## Office | 4,658 SF

2-Story Office Building for Lease - West Dothan. Located in an established office park near Flowers Hospital, this professional brick building offers a total of 4,658 SF across two floors with 16 parking spaces.

- Attractive 2-story brick office building
- 1st Floor: 3,105 SF | 2nd Floor: 1,553 SF
- Buildout or adding additional space is possible
- Suitable for medical, medical-related, or professional office users
- Quick access to Hwy 84, Flowers Hospital, and surrounding businesses
- Area includes wealth management firms, medical practitioners and facilities, professional offices and attorney practices

### OFFERING SUMMARY

LEASE RATE	\$21.50 SF/YR (NNN)
ZONING	O-2
BUILDING SIZE	4,658 SF
LOT SIZE	0.45 Acres

Demographics	3 Miles	6 Miles	15 Miles
Total Population:	31,389	73,407	131,616
Average HH Income:	\$99,536	\$76,384	\$76,312

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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.



**NAI TALCOR**  
107 Hidden Glen Way  
talcor.com



# FOR LEASE

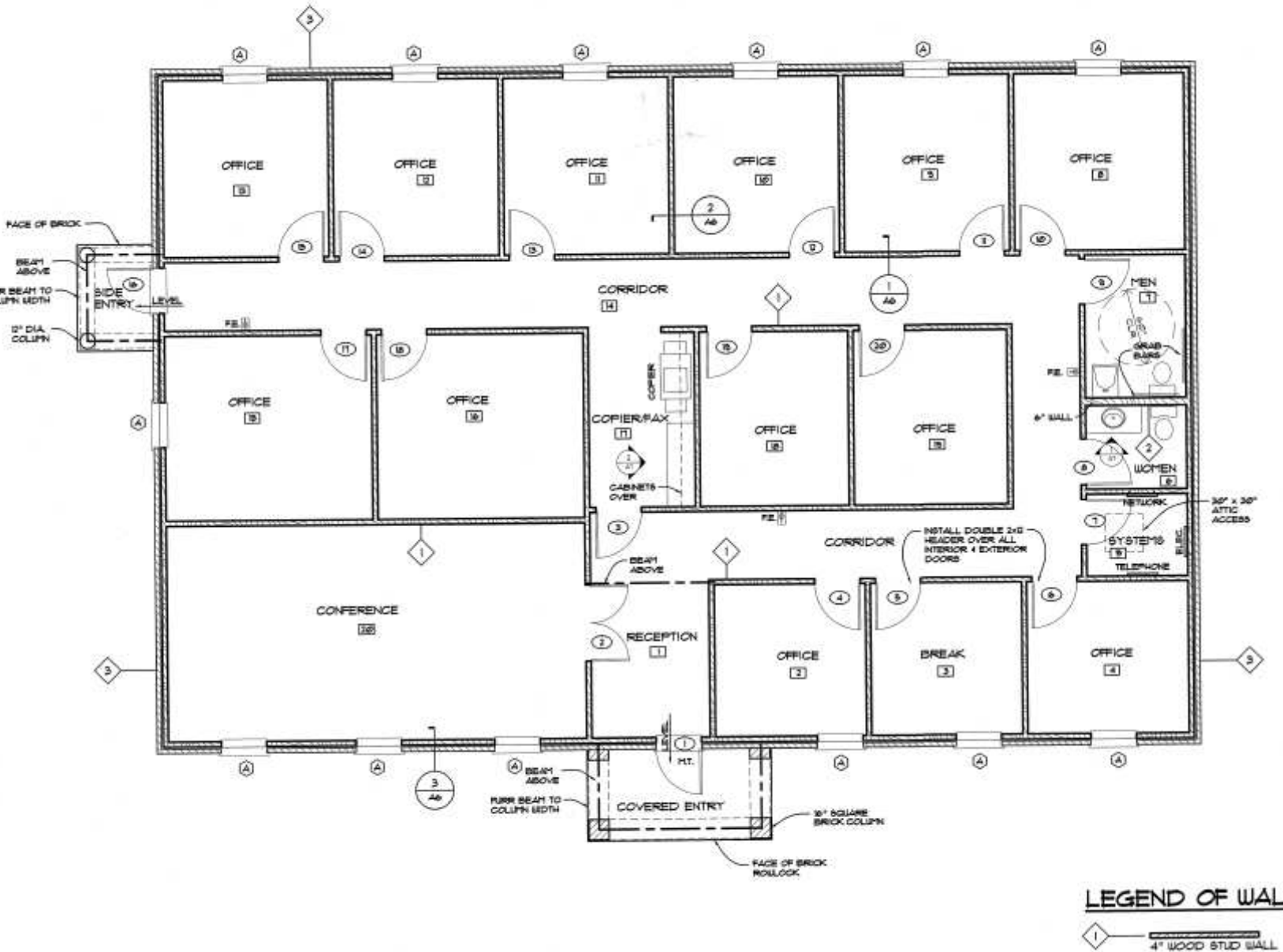
113 Adris Pl, Dothan, AL 36303





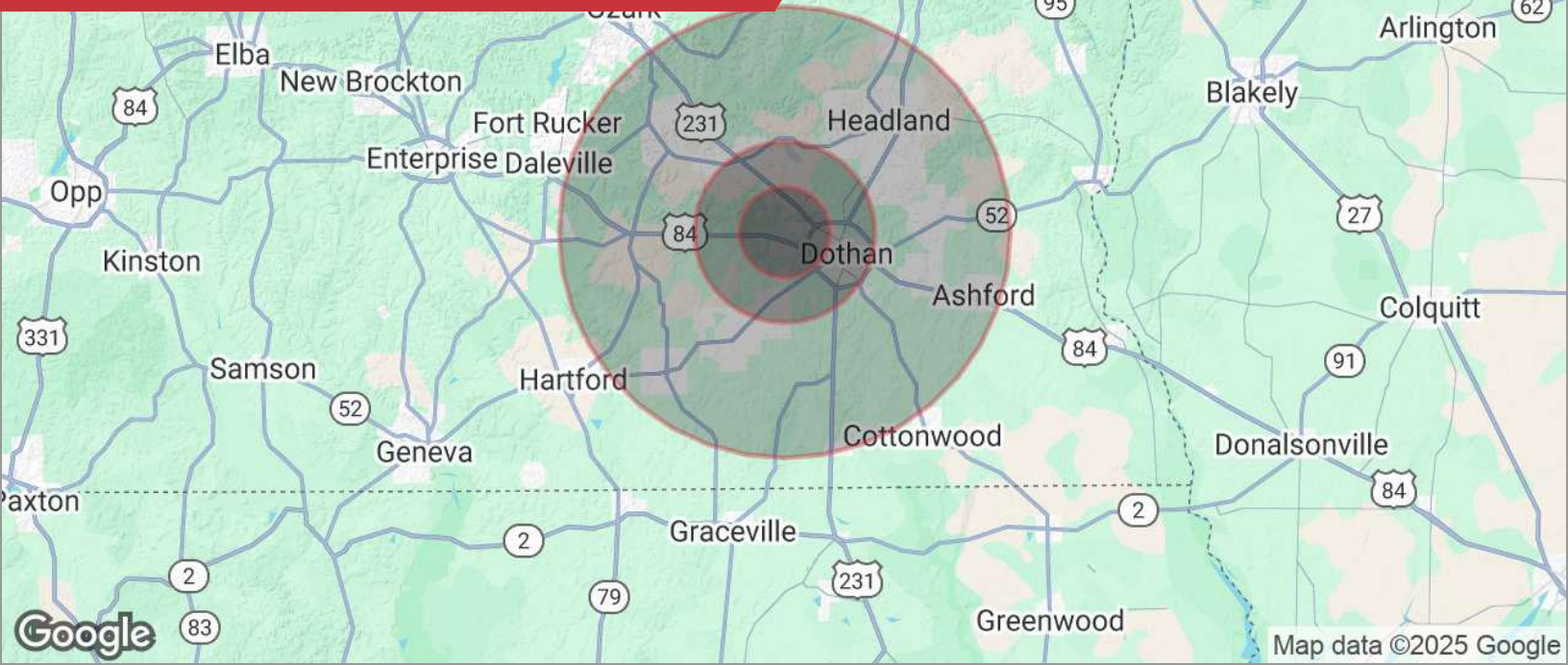
# Ground Floor Plan

113 Adris Pl, Dothan, AL 36303



# Demographics

113 Adris Pl, Dothan, AL 36303



## DEMOGRAPHICS

POPULATION	3 MILES	6 MILES	15 MILES
Total population	31,389	73,407	131,616
Median age	42	41	41
Median age (male)	41	39	40
Median age (Female)	44	42	42
HOUSEHOLDS & INCOME	3 MILES	6 MILES	15 MILES
Total households	13,480	30,887	54,452
# of persons per HH	2.3	2.4	2.4
Average HH income	\$99,536	\$76,384	\$76,312
Average house value	\$284,407	\$219,304	\$212,920

\* Demographic data derived from 2020 ACS - US Census