



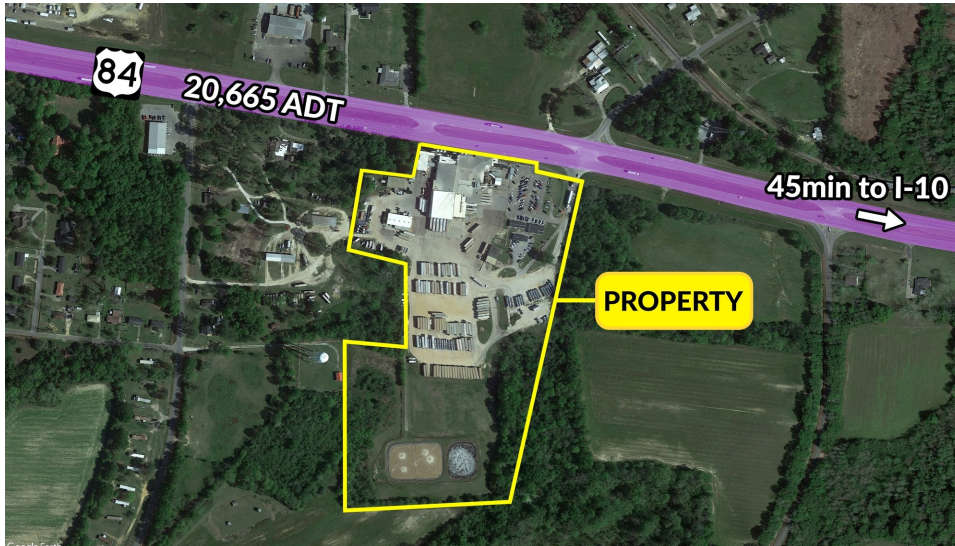
# PRIME MULTI-BUILDING INDUSTRIAL SITE HWY 84

5014 US-84, Dothan, AL 36301

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PROPERTY



## PROPERTY DESCRIPTION

REDUCED!

- Great Location with excellent visibility along US\_84
- Traffic Count of 20,665± AADT on US-84
- Electric Spec.- 3 phase 480 Service Amp
- Onsite water processing
- Large Truck Parking Staging Area
- 3.4± Miles from South East Medical Center
- 7.5± Miles from Rosa Clark Circle
- 13.5± Miles from Dothan Regional Airport
- \*SEE DOCUMENTS TAB FOR DETAILED PARCEL INFORMATION

## OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	25 Acres
Total Building SF:	61,300 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	258	3,573	13,457
Total Population	597	8,341	28,859
Average HH Income	\$60,773	\$55,997	\$43,886

## INDUSTRIAL PROPERTY FOR SALE

### PROPERTY SUMMARY







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Google Earth

INDUSTRIAL PROPERTY FOR SALE

AERIAL #1



SOUTHEAST  
COMMERCIAL  
REAL ESTATE

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>







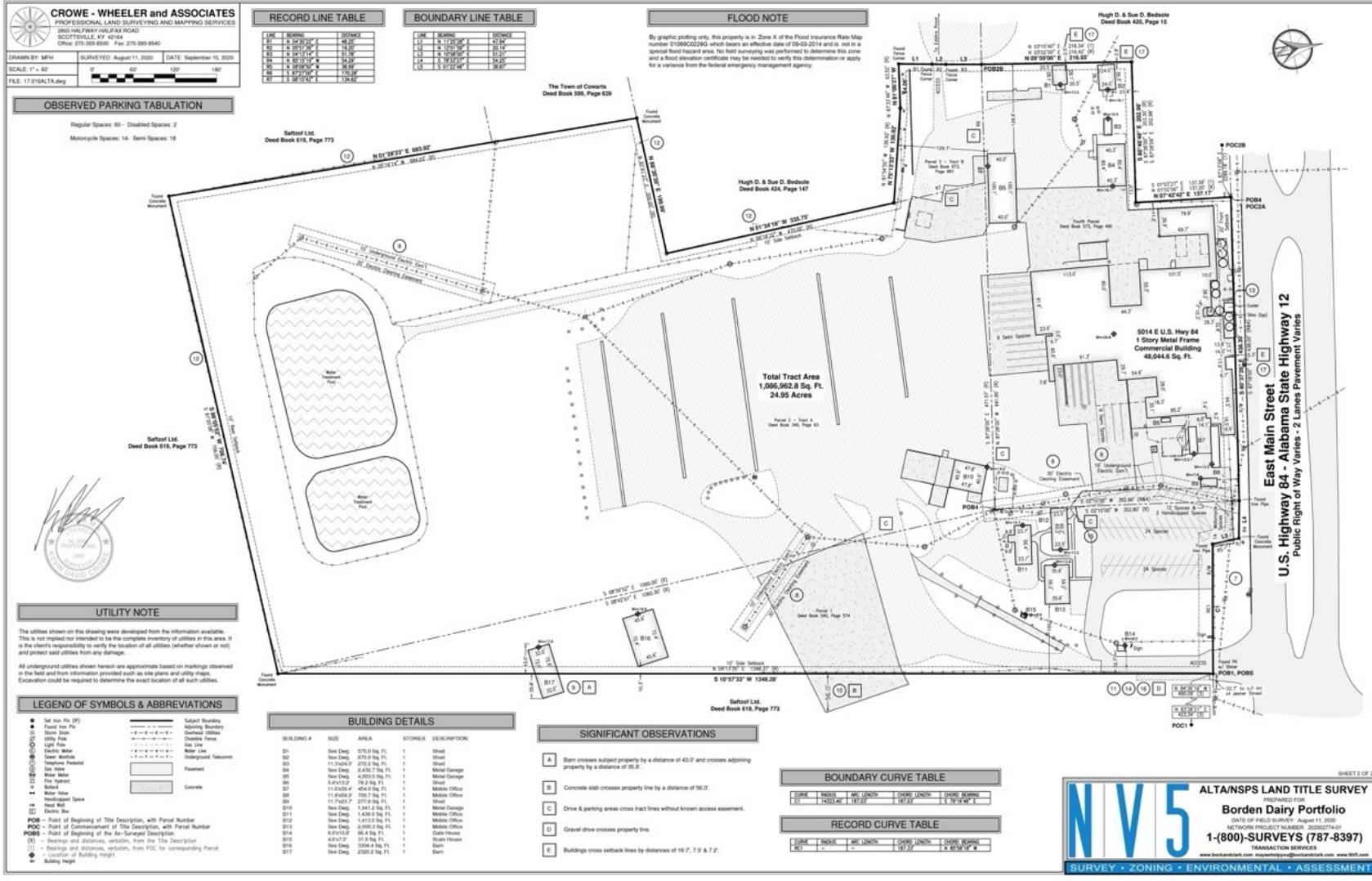
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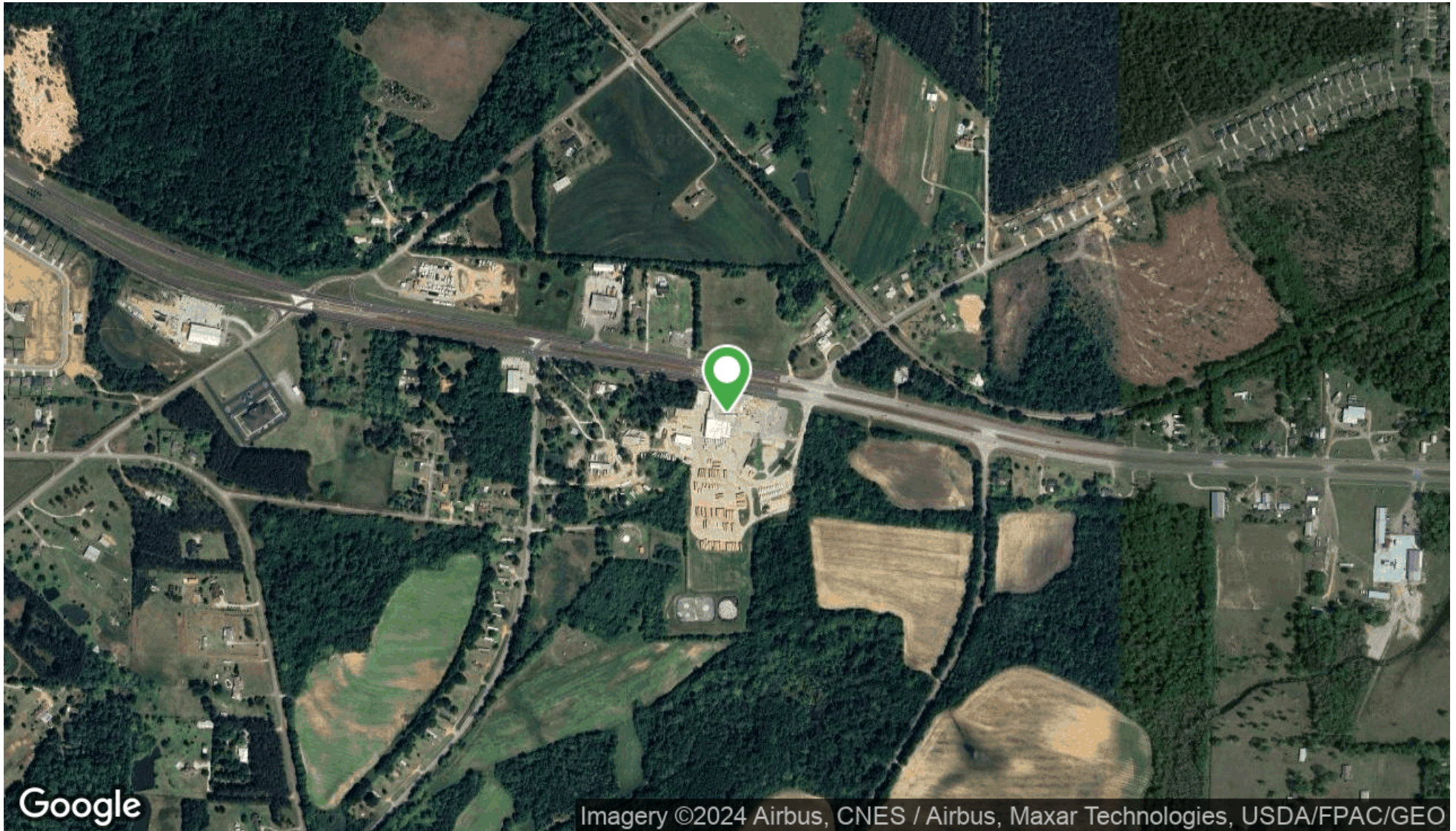
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PROPERTY



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INDUSTRIAL PROPERTY FOR SALE

AERIAL #2



SOUTHEAST  
COMMERCIAL  
REAL ESTATE

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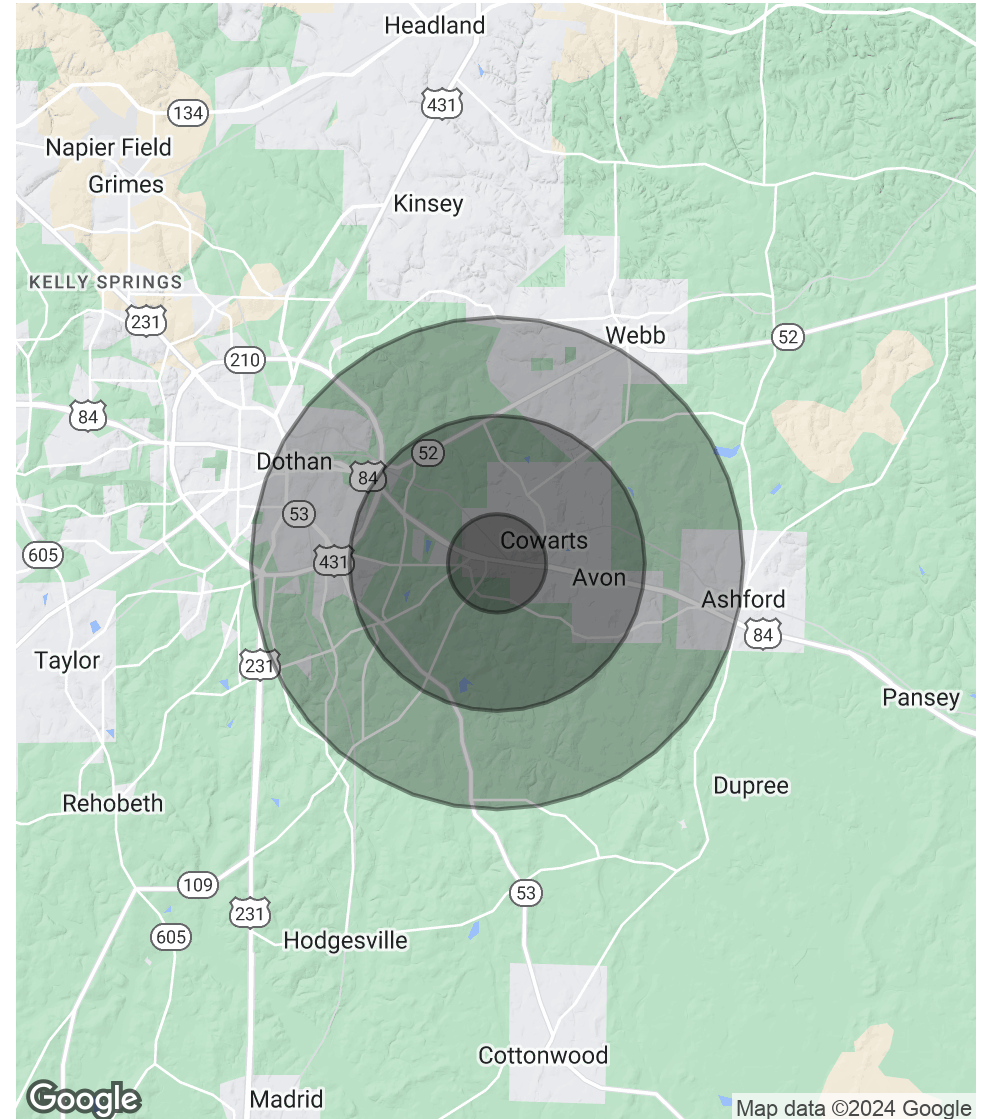
PROPERTY

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	597	8,341	28,859
Average Age	37.3	39.8	39.3
Average Age (Male)	36.7	38.3	37.7
Average Age (Female)	38.8	41.2	40.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	258	3,573	13,457
# of Persons per HH	2.3	2.3	2.1
Average HH Income	\$60,773	\$55,997	\$43,886
Average House Value	\$152,349	\$140,386	\$112,804

\* Demographic data derived from 2020 ACS - US Census



INDUSTRIAL PROPERTY FOR SALE

DEMOGRAPHICS MAP & REPORT



SOUTHEAST COMMERCIAL REAL ESTATE

