

Retail Property
FOR SALE



DOOTHAN AT&T

2927 Ross Clark Circle, Dothan, AL 36301

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PREMIER COMMERCIAL GROUP

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PROPERTY DESCRIPTION

Premier Commercial Group is pleased to present a net-leased investment opportunity located at 2927 Ross Clark Circle SW in Dothan, Alabama, occupied by AT&T, one of the nation's leading telecommunications providers. This well-positioned asset features a long-term lease with over 6 years remaining and 2% annual rent increases, providing built-in income growth and stability.

The property benefits from its location along Ross Clark Circle, Dothan's primary commercial corridor, offering strong visibility, high traffic counts, and proximity to major national retailers and service providers. With a corporate-backed tenant, predictable cash flow, and minimal landlord responsibilities, this investment is ideal for both passive and long-term investors seeking stable returns.

The lease extends through January 31, 2032, with the next rent increase scheduled for February 2027, further enhancing the asset's future income potential. The property is being offered at an attractive 6.5% cap rate, making it a compelling addition to any net-lease portfolio.

PROPERTY HIGHLIGHTS

- Corporate AT&T Tenant - Investment-grade, nationally recognized telecommunications provider
- Long-Term Net Lease - Lease expiration: January 31, 2032
- Minimal management responsibilities
- Built-In Rent Growth - 2% annual rent increases
- Strong Income Stream - Annual Rent: \$113,814.60
- Prime Retail Corridor Location - Situated on Ross Clark Circle, Dothan's main commercial

OFFERING SUMMARY

Sale Price:	\$1,750,000
Building Size:	5,500
NOI:	\$113,814.00
Cap Rate:	6.5%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,300	16,985	30,649
Total Population	5,010	39,465	72,963
Average HH Income	\$92,276	\$76,214	\$75,685

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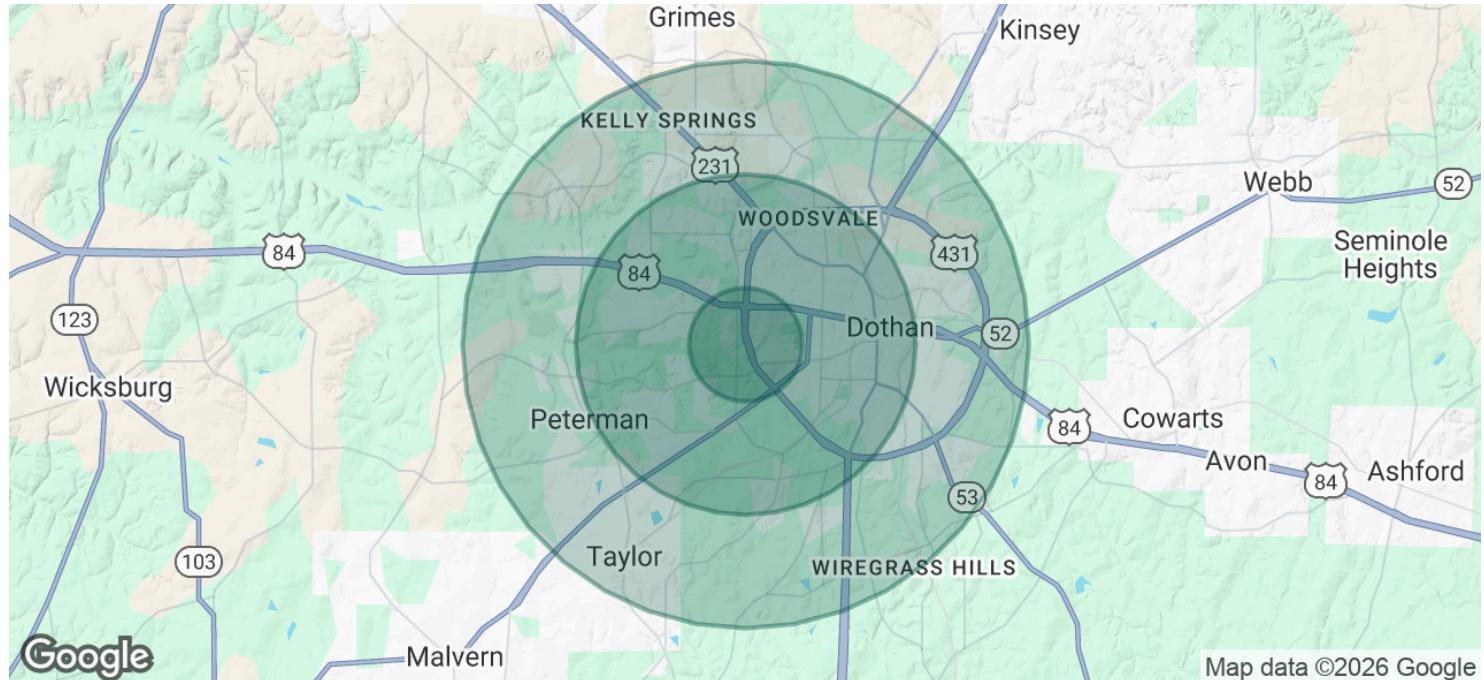
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,010	39,465	72,963
Average Age	44	41	41
Average Age (Male)	42	39	39
Average Age (Female)	46	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,300	16,985	30,649
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$92,276	\$76,214	\$75,685
Average House Value	\$274,511	\$226,238	\$217,657

Demographics data derived from AlphaMap

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