

# FOR SALE

1906 Ross Clark Circle, Dothan, AL 36301



## Industrial | 7,600 SF

This property features a steel frame and brick masonry exterior on a concrete slab foundation, ensuring durability and a professional appearance. Located on highly traveled Ross Clark Circle with great exposure to traffic and easy accessibility.

- Large 14' roll-up door
- Fire Sprinkler System - updated
- Newly repainted
- Full building length drain
- Four 25' bays
- 15' Eave Height
- Paved parking lot
- ADA restroom
- Steel frame construction + metal roof
- 2024 Traffic Counts: 28,882 vehicles per day

### OFFERING SUMMARY

|                      |            |
|----------------------|------------|
| <b>SALE PRICE</b>    | \$649,000  |
| <b>ZONING</b>        | B-2        |
| <b>BUILDING SIZE</b> | 7,600 SF   |
| <b>LOT SIZE</b>      | 1.06 Acres |
| <b>CONSTRUCTED</b>   | 2008       |

| Demographics       | 5 Miles  | 10 Miles | 20 Miles |
|--------------------|----------|----------|----------|
| Total Population:  | 52,924   | 99,484   | 148,583  |
| Average HH Income: | \$52,695 | \$58,656 | \$56,245 |

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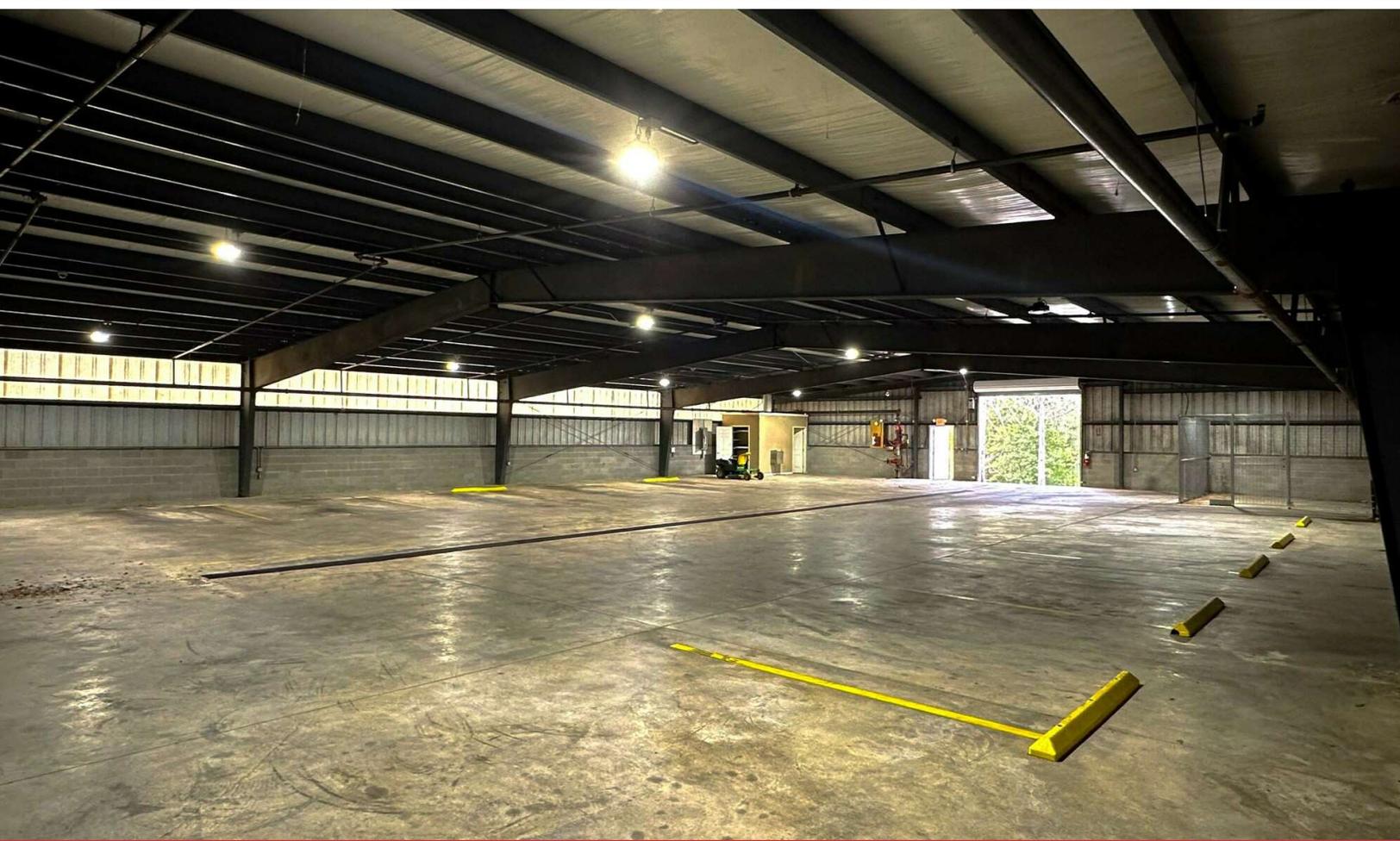
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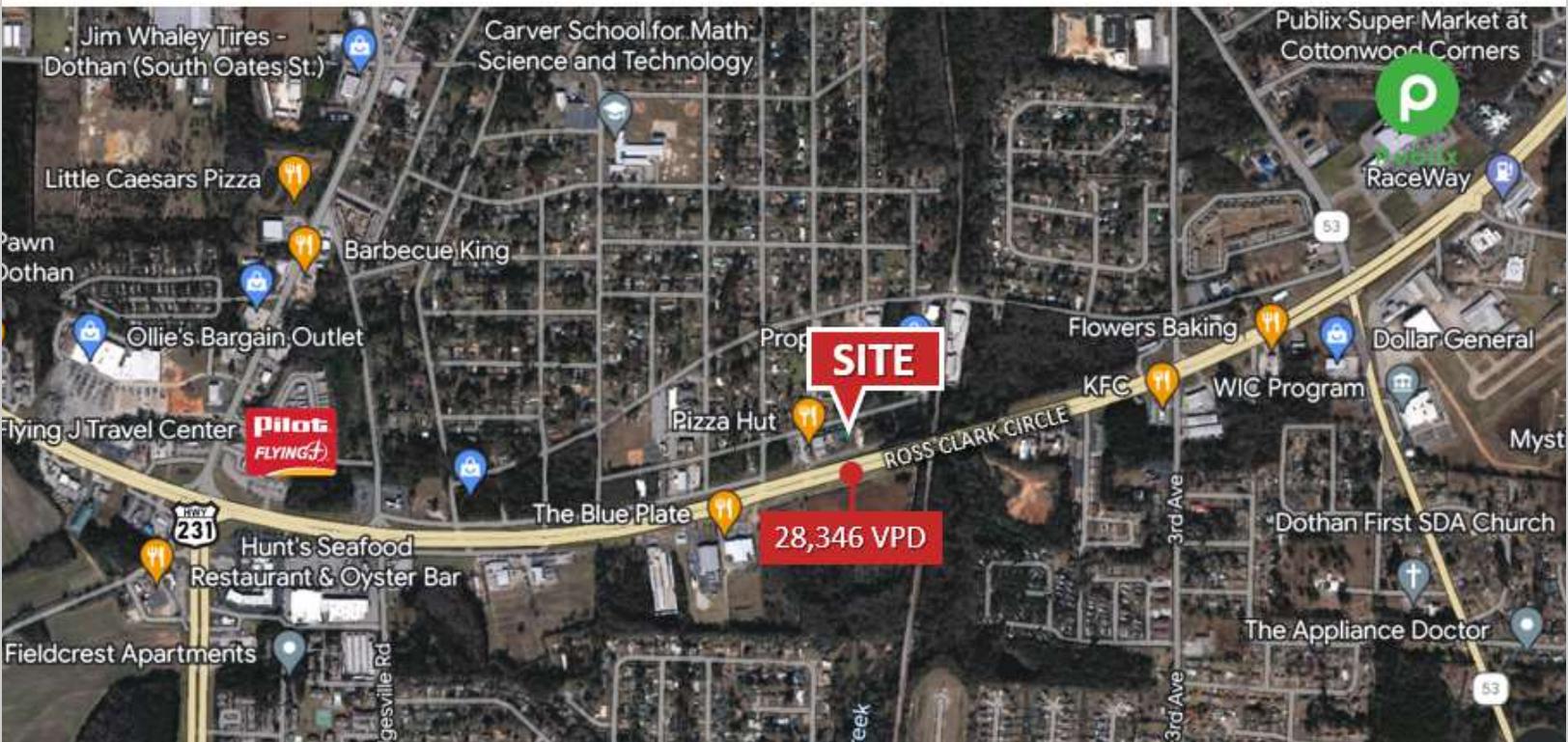
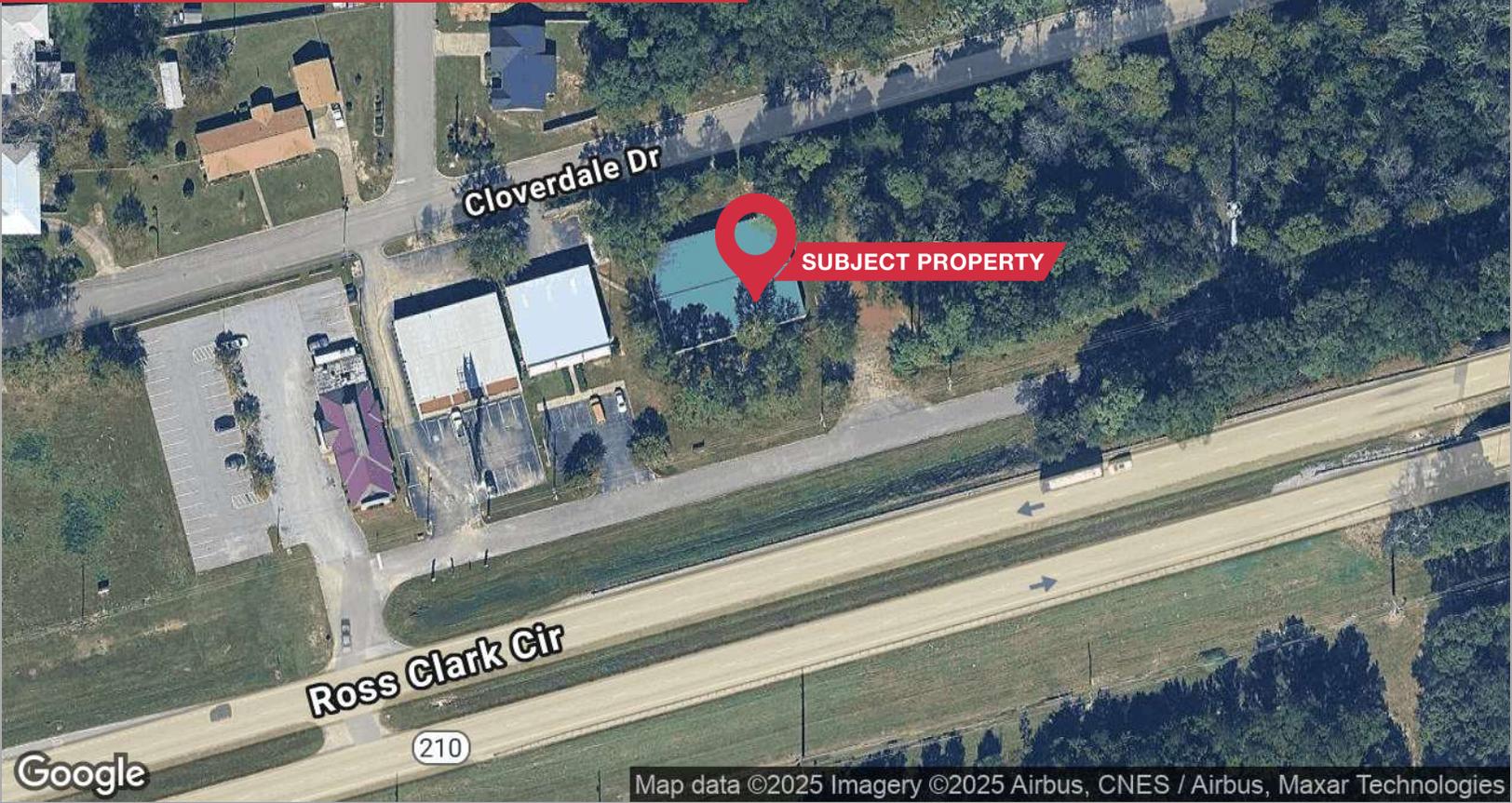
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# LOCATION MAPS

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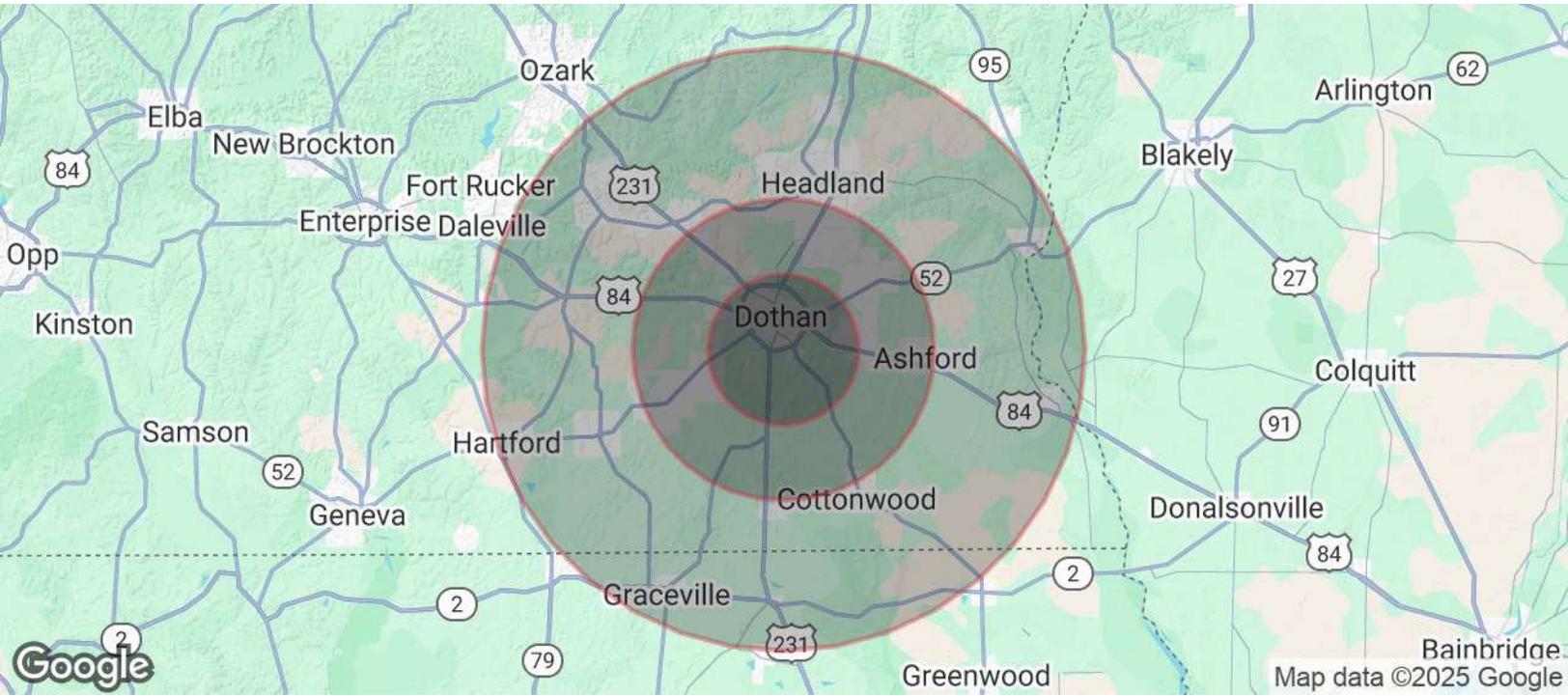
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# DEMOGRAPHICS

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| POPULATION           | 5 MILES   | 10 MILES  | 20 MILES  |
|----------------------|-----------|-----------|-----------|
| Total Population     | 52,924    | 99,484    | 148,583   |
| Average Age          | 39.4      | 39.6      | 40.5      |
| Average Age (Male)   | 36.7      | 37.2      | 38.6      |
| Average Age (Female) | 41.4      | 41.5      | 42.1      |
| HOUSEHOLDS & INCOME  | 5 MILES   | 10 MILES  | 20 MILES  |
| Total Households     | 24,717    | 44,791    | 66,415    |
| # of Persons per HH  | 2.1       | 2.2       | 2.2       |
| Average HH Income    | \$52,695  | \$58,656  | \$56,245  |
| Average House Value  | \$131,594 | \$142,894 | \$136,319 |

2020 American Community Survey (ACS)

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