

# FOR LEASE

1403 Leona St, Dothan, AL 36303

**NAITALCOR**



## Light Industrial/Storage

7,400 SF warehouse featuring a newly renovated stucco exterior over concrete block and newly added loading dock for improved functionality. Includes a 10' dock door and 10' drive-in door, plus a 470 SF office and restroom.

- All-in Rent at \$3800/mo includes utilities & lawncare
- 6,900 +- SF of warehouse/storage space
- 500 +- SF of office/restroom space
- Loading Dock
- 14' clear height
- 10' dock door and 10' drive-in door
- LED lights and fans
- 3 phase power | 200 amps
- Excellent space for storage, distribution or

### OFFERING SUMMARY

AVAILABLE SF	7,400 SF		
RENT	\$3,800.00 per month - includes utilities & lawncare		
ZONING	L-I		
LOT SIZE	0.3 Acres		

Demographics      5 Miles      10 Miles      15 Miles

Total Population:      64,493      107,745      129,437

Average HH Income:      \$72,084      \$76,126      \$76,176

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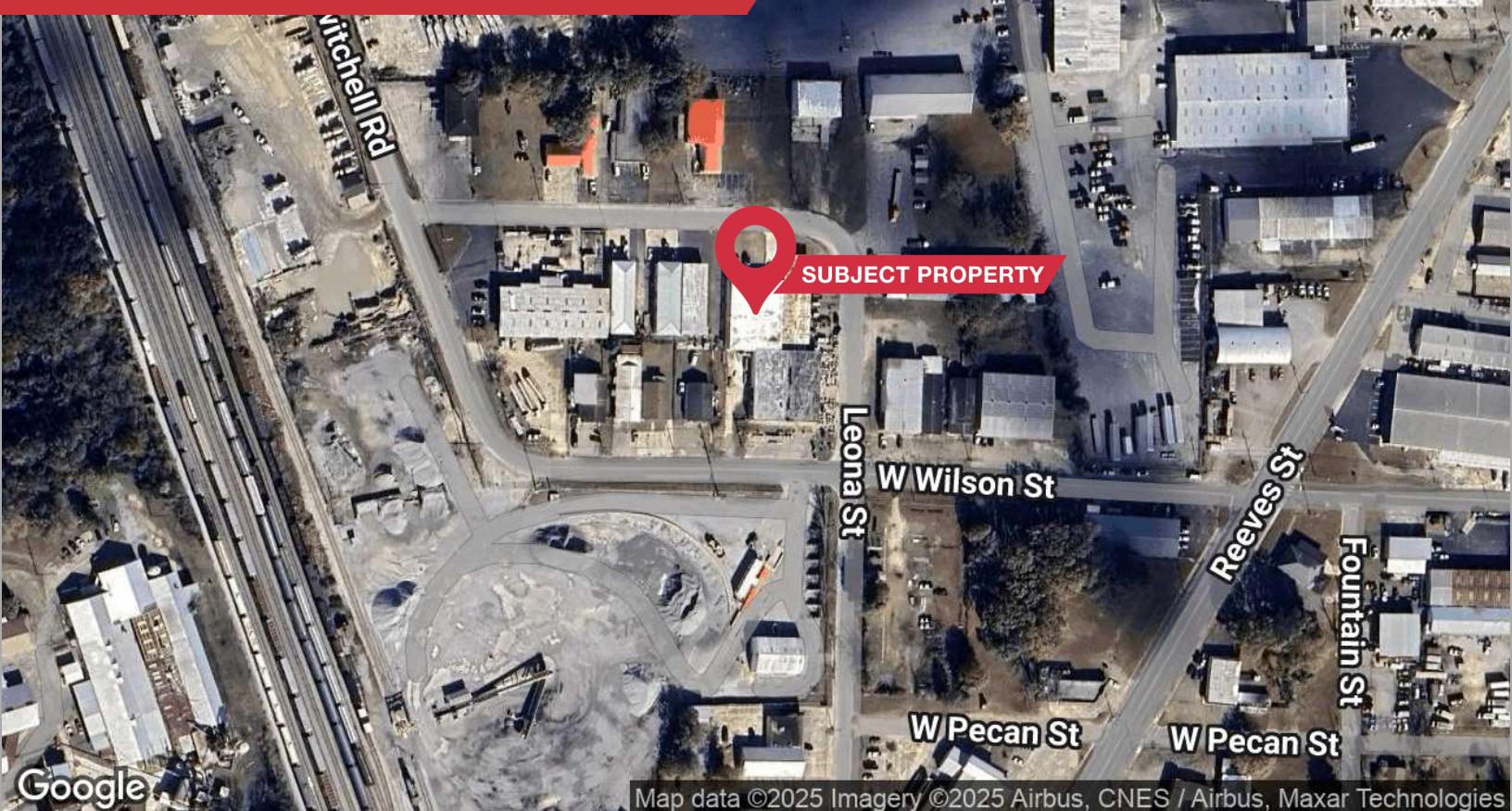
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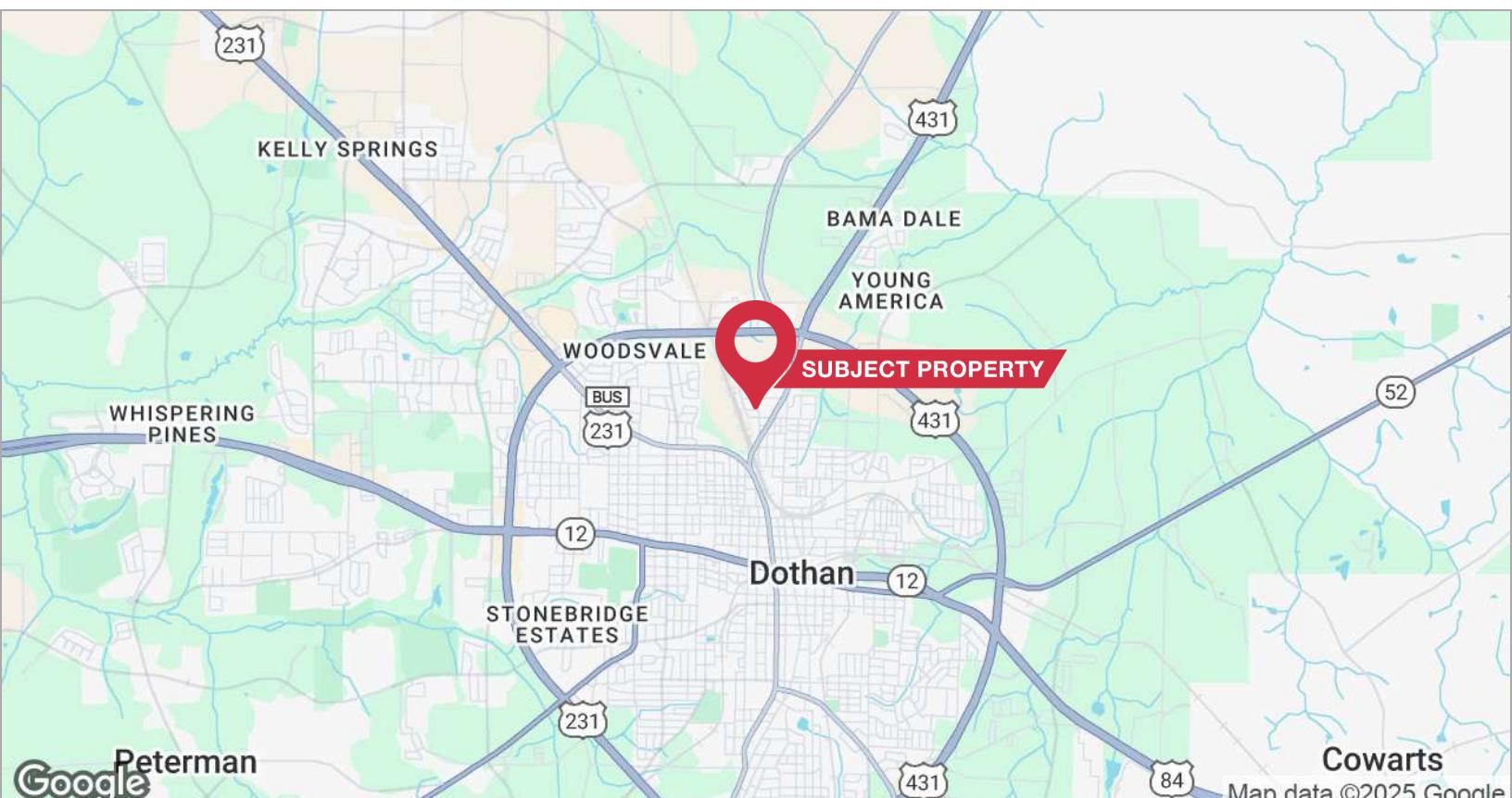
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# LOCATION MAPS

1403 Leona St, Dothan, AL 36303



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Map data ©2025 Google

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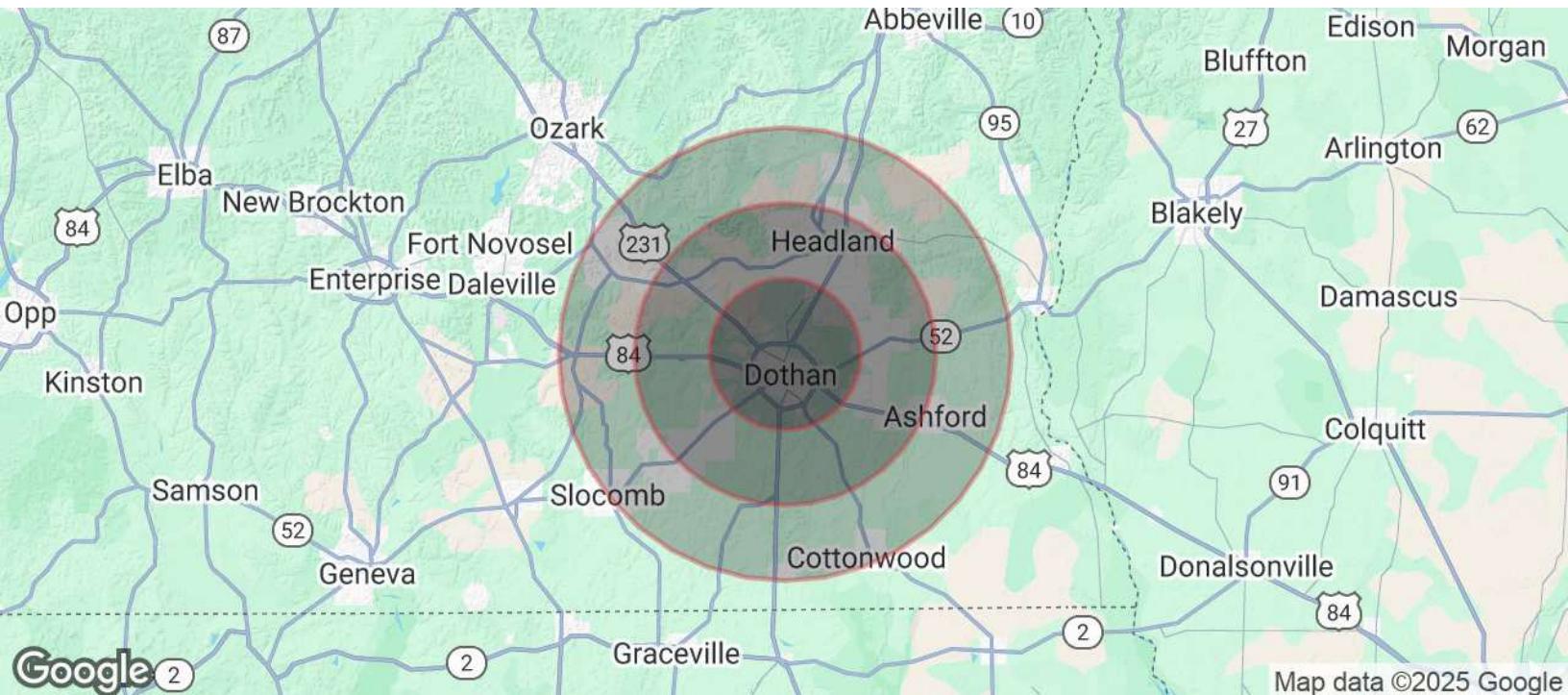
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# DEMOGRAPHICS

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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	64,493	107,745	129,437
Average Age	41	41	41
Average Age (Male)	39	39	40
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	27,373	44,795	53,570
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$72,084	\$76,126	\$76,176
Average House Value	\$203,681	\$215,124	\$214,074

Demographics data derived from AlphaMap