

# FOR LEASE

704 Murray Rd, Dothan, AL 36303



## Repair Shop | 8,000 SF

2 metal buildings with office space available for lease consisting of 8,000 Sq. Ft. located at 704 Murray Rd, Dothan, AL.

- Building 1: 4,000 +/- SF shop
- Building 2: 2,000 +/- SF shop with 2,000 +/- SF integrated office space
- Additional upstairs storage or office (600 +/- SF) available
- Recent office upgrades: new flooring, lighting and paint
- 6 roll-up doors 12' - 14' high
- Eave height: 16' | Clear center height: 19'
- Co-tenant: Ingram Equipment Company
- Located 1,300 feet from Ross Clark Cir

### OFFERING SUMMARY

<b>AVAILABLE SF</b>	8,000 SF
<b>LEASE RATE</b>	\$6.25 SF/YR (NN)
<b>ZONING</b>	H-1

Demographics	5 Miles	10 Miles	20 Miles
Total Population:	57,504	100,589	157,336
Average HH Income:	\$55,209	\$58,679	\$55,596

✉ **Kenny Whatley**  
+1 334 596 7890  
kwhatley@talcor.com

✉ **Shannon Auty**  
+1 334 406 1161  
sauty@talcor.com

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

704 Murray Rd Dothan, AL 36303



✉ **Kenny Whatley**  
+1 334 596 7890  
kwhatley@talcor.com

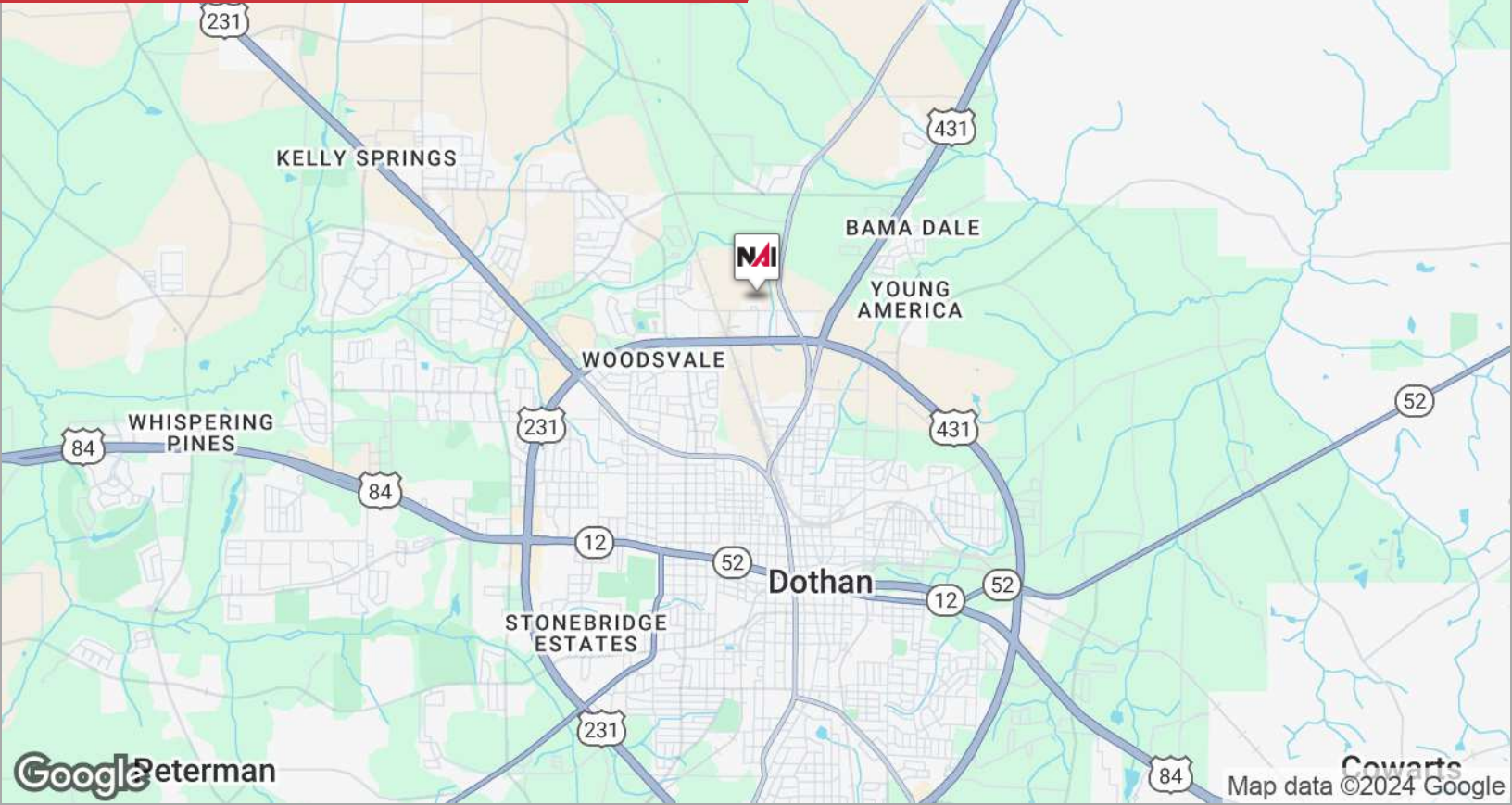
✉ **Shannon Auty**  
+1 334 406 1161  
sauty@talcor.com

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.

**NAITALCOR**

# FOR LEASE

704 Murray Rd Dothan, AL 36303



✉ **Kenny Whatley**  
+1 334 596 7890  
kwhatley@talcor.com

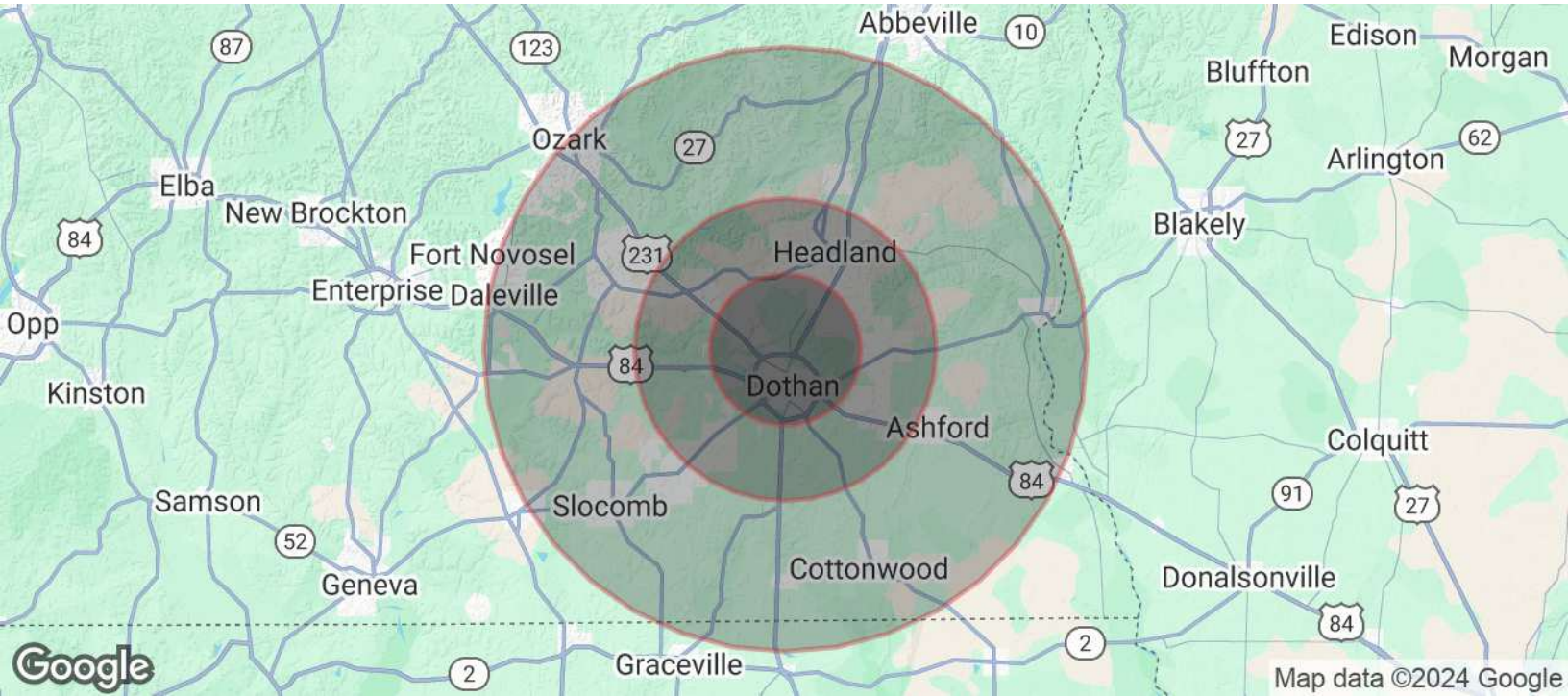
✉ **Shannon Auty**  
+1 334 406 1161  
sauty@talcor.com

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.

# NAITALCOR

# FOR LEASE

704 Murray Rd Dothan, AL 36303



POPULATION	5 MILES	10 MILES	20 MILES
Total Population	57,504	100,589	157,336
Average Age	39.2	39.9	40.4
Average Age (Male)	36.3	37.3	38.6
Average Age (Female)	41.4	41.9	41.8

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	26,670	45,350	71,230
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$55,209	\$58,679	\$55,596
Average House Value	\$136,928	\$144,119	\$135,372

2020 American Community Survey (ACS)

✉ **Kenny Whatley**  
+1 334 596 7890  
kwhatley@talcor.com

✉ **Shannon Auty**  
+1 334 406 1161  
sauty@talcor.com

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.

**NAITALCOR**