

0.65 ACRES FOR SALE/GROUND LEASE

3455 Ross Clark Cir, Dothan, AL 36303



OFFERING SUMMARY

Sale Price: \$715,000

Ground Lease: Call For Pricing

Available Acres: 0.65 Acres

Zoning: B-2

PROPERTY OVERVIEW

This 0.65-acre parcel offers prime frontage along Ross Clark Circle, providing access into the Northside Mall. With flat topography and a cleared site, the property is development-ready, ideal for retail, QSR, or service-oriented uses. Zoned for commercial use, the site supports a wide range of business opportunities. Its strategic layout and high traffic exposure make it a compelling investment for developers or end-users seeking a high-impact location for long-term growth and brand presence.

PROPERTY HIGHLIGHTS

- Prime Visibility: High-traffic frontage on Ross Clark Circle (VPD: 33,807)
- Ready for Development: Flat, cleared site ideal for retail or commercial use.
- Flexible Zoning: Zoned for a variety of commercial and service-based uses.
- High Exposure: Perfect location for long-term brand visibility and growth.

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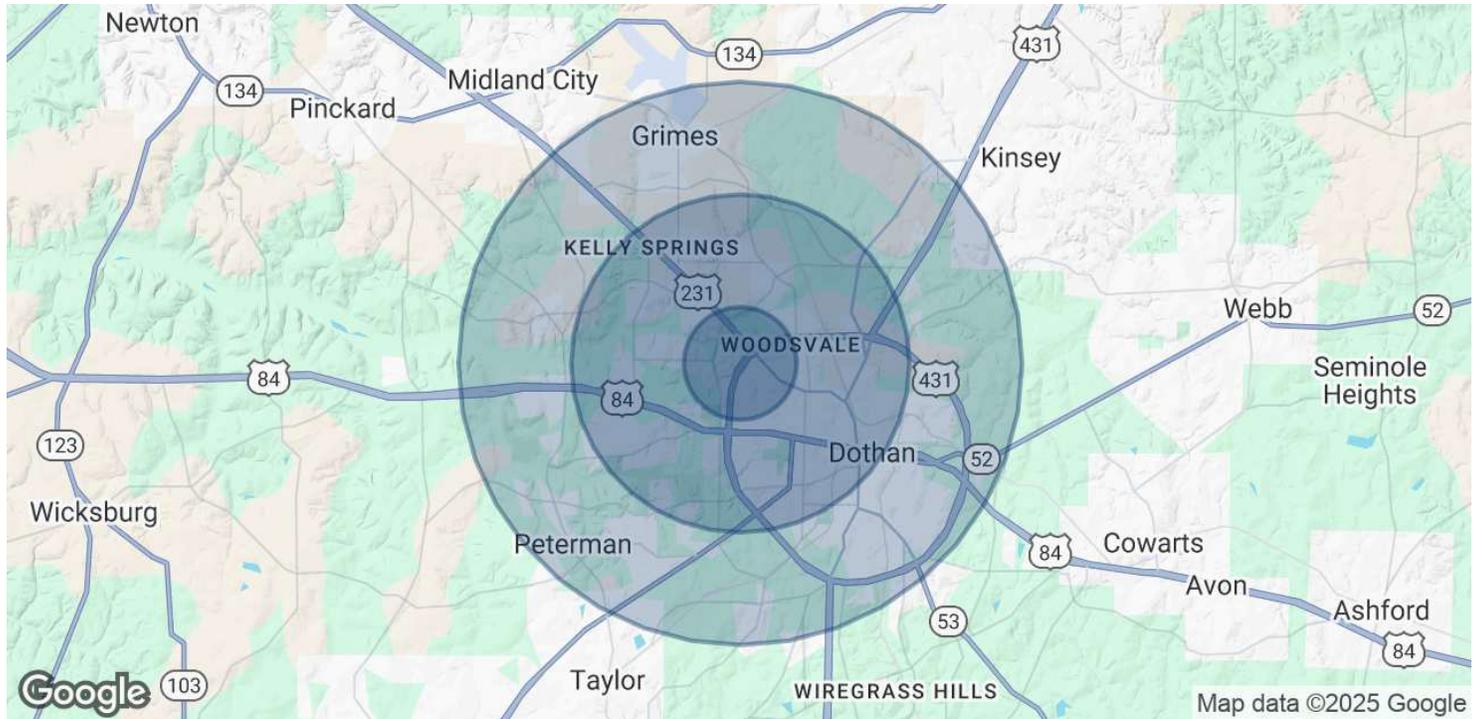
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,466	38,191	69,440
Average Age	42	41	41
Average Age (Male)	40	39	39
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,903	16,580	29,382
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$84,747	\$79,464	\$75,783
Average House Value	\$260,946	\$228,019	\$217,162

Demographics data derived from AlphaMap

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