



FOR SALE

NORTH CIRCLE PLAZA

3813-3815 ROSS CLARK CIRCLE | DOTHAN, ALABAMA

\$8,900,000

ASKING PRICE

82,006 SF

RETAIL CENTER

300+

PARKING SPACES

2

OUTPARCEL SITES

A high-visibility retail investment combining recognizable anchors, operating infrastructure and multiple paths to long-term value creation.

**BERKSHIRE
HATHAWAY**
HOMESERVICES

SHOWCASE
PROPERTIES

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A RETAIL ASSET BUILT FOR VISIBILITY, ACCESS AND GROWTH

North Circle Plaza occupies a strategic position in the northwest quadrant of Dothan's Ross Clark Circle, at a signalized commercial crossroads. The renovated center pairs national-name anchors with flexible space, abundant parking and infrastructure that supports both current operations and continued leasing.

SIGNALIZED MAJOR-CORRIDOR ACCESS	O'REILLY FLAGSHIP/MEGA CENTER	DOLLAR TREE NATIONAL ANCHOR	BILLBOARD INCOME COMPONENT
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INVESTMENT HIGHLIGHTS

- High-profile frontage and convenient ingress/egress on Ross Clark Circle.
- More than 300 customer spaces plus private rear tenant parking.
- Loading docks and adaptable layouts support efficient tenant operations.
- Renovated exterior and modern storefront presentation strengthen leasing appeal.

VALUE-CREATION STORY

- Two outparcel sites provide future expansion or redevelopment potential.
- On-site billboard contributes an additional income-producing component.
- Established anchors and needs-based tenants help generate repeat traffic.
- Continued lease-up offers a path to income growth and stronger asset performance.

THE OPPORTUNITY

Acquire a prominently positioned retail center with recognizable anchors, operational scale and upside beyond the existing rent stream. Offering information, rent roll and supporting financials are available to qualified prospects.

REQUEST THE
OFFERING PACKAGE
818-879-3850