

FOR SALE

714 Murray Rd, Dothan, AL 36303

NAI TALCOR



Professional Office Building

This attractive 2-level office building, spanning 8,500 sq. ft., offers an excellent opportunity for private or professional office users seeking a modern and flexible workspace. Conveniently located just off Ross Clark Circle and near Hwy-431. The property includes abundant office space with private/shared restroom, cubicles, conference rooms, a kitchen, an exercise/shower room, 6 restrooms, and secure electrical/server rooms. The building features both front and rear entrances with ample parking.

- 5,700 +/- SF on 1st Floor
- 2,800 +/- SF on 2nd Floor
- 1st Floor: Lobby, reception area, 12 offices, cubicles, 2 conference rooms, kitchen & 6 restrooms
- 2nd Floor: 7 offices, conference room, storage room
- 2 new HVAC systems 2022
- Ample parking: 35 spaces
- Located just off Ross Clark Cir & near Hwy-431
- Near Holiday Inn Express, Dothan Chrysler Dodge Jeep Ram, Rural King, McDonald's, Circle K

OFFERING SUMMARY

SALE PRICE	\$925,000
ZONING	L-I
BUILDING SIZE	8,500 SF

Demographics	5 Miles	10 Miles	15 Miles
Total Population:	57,969	100,671	122,095
Average HH Income:	\$55,369	\$58,688	\$58,456

[PROPERTY VIDEO](#)

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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.



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107 Hidden Glen Way
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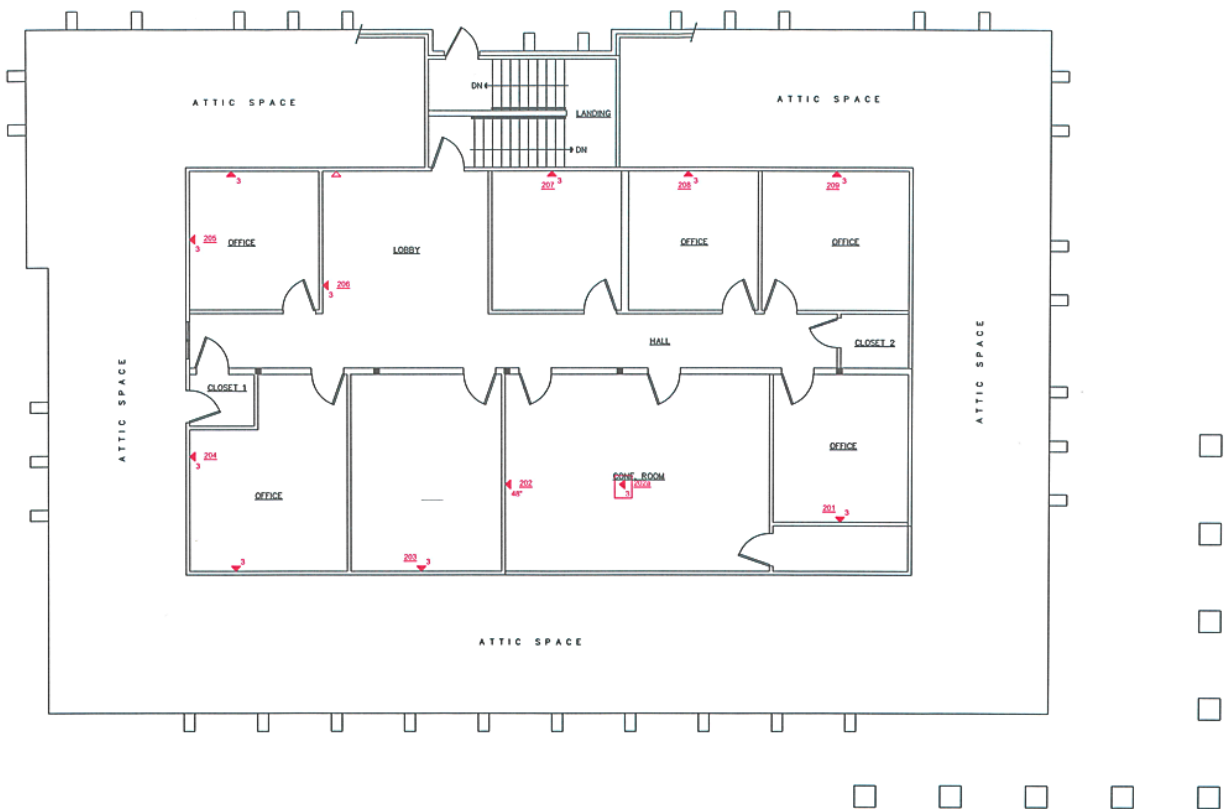
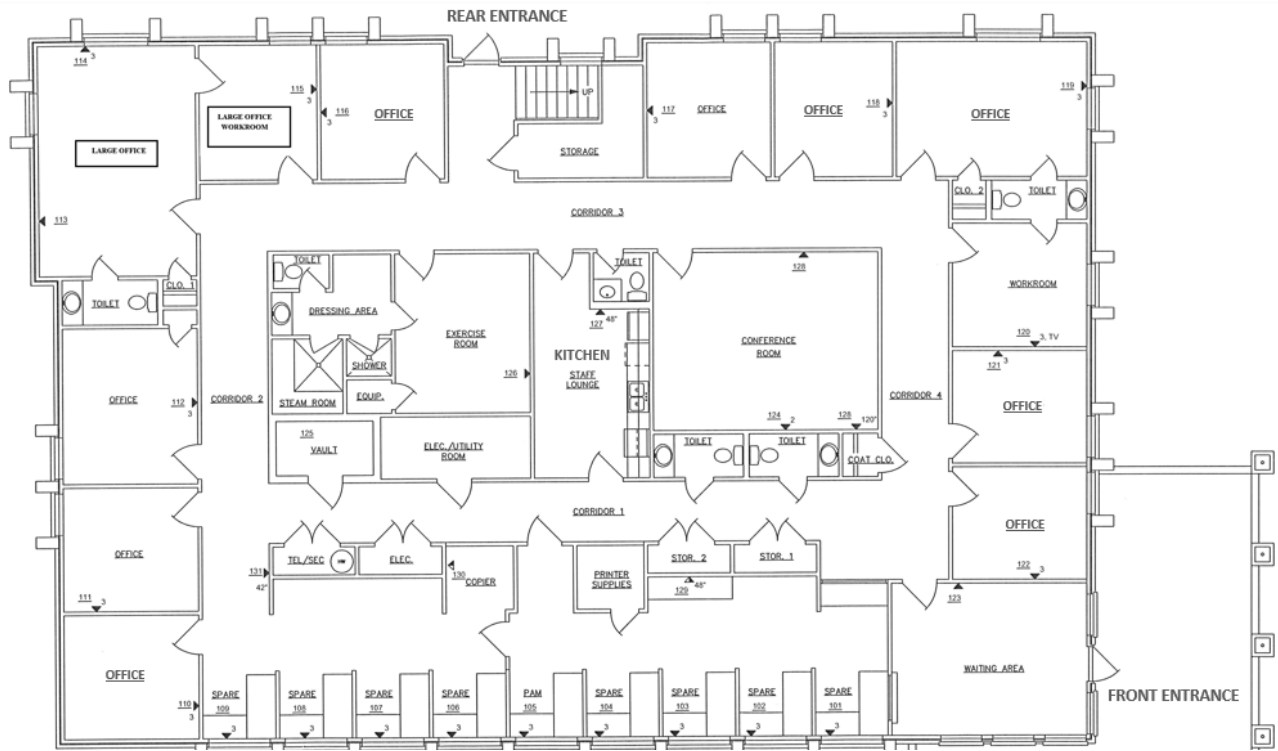
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FLOOR PLANS

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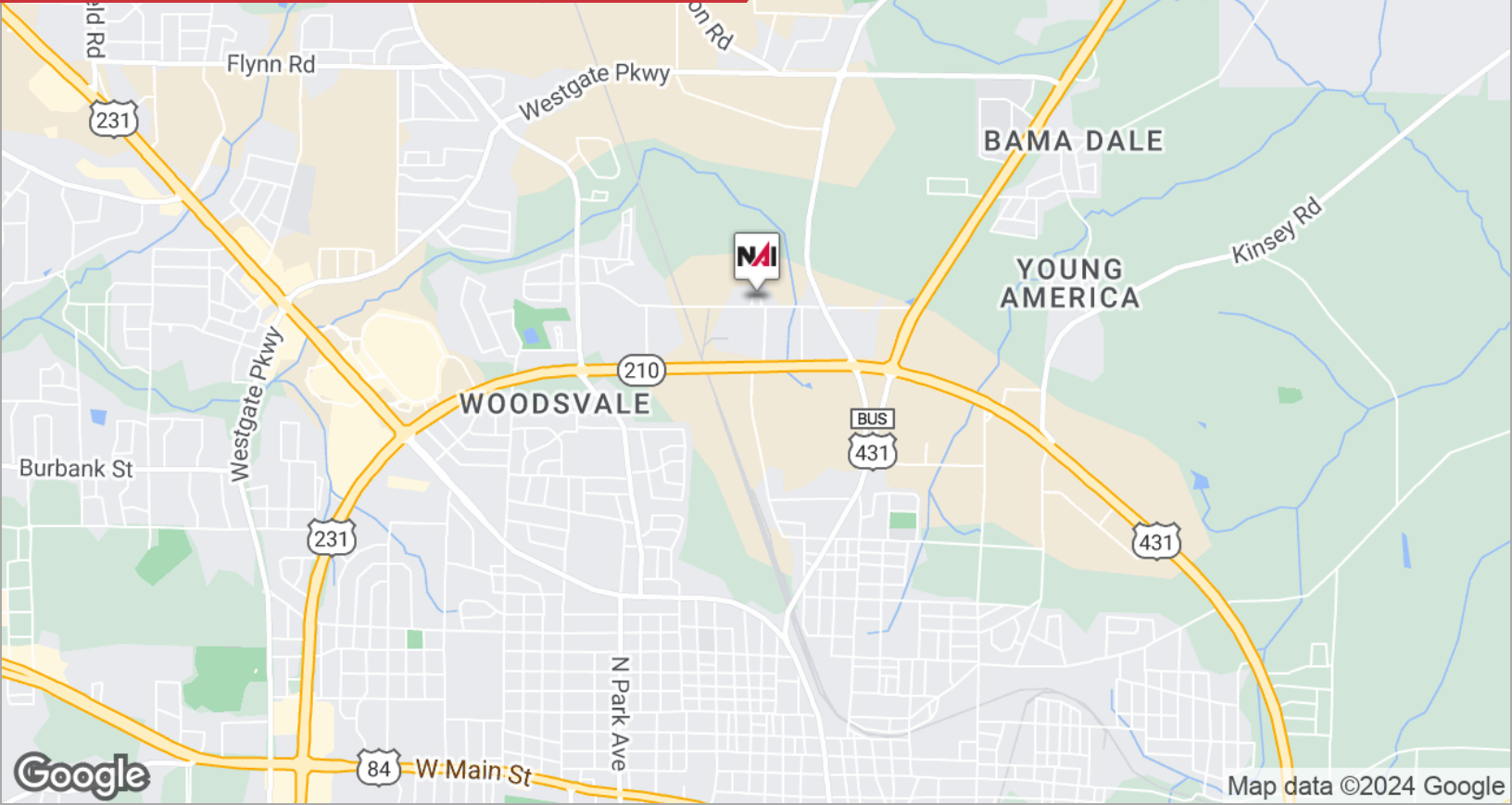
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LOCATION MAPS

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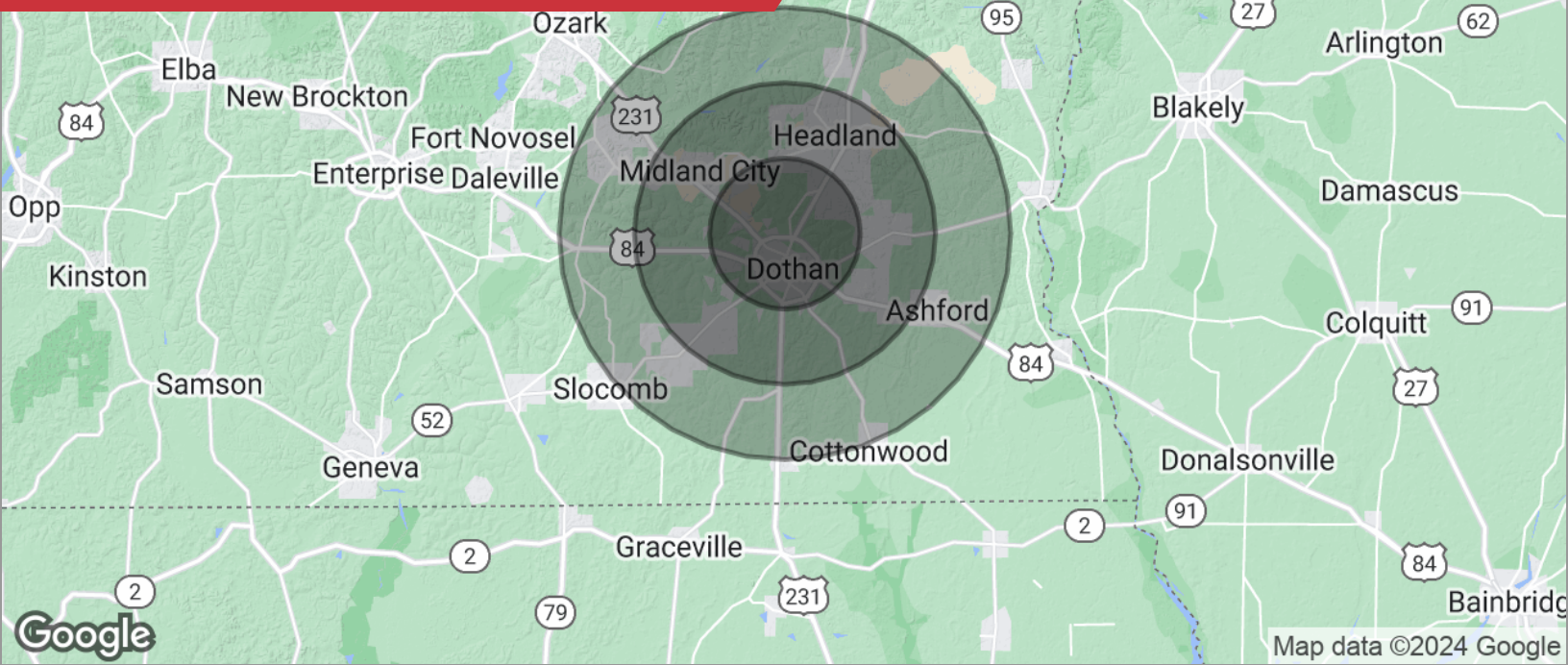
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DEMOGRAPHICS

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DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	15 MILES
Total population	57,969	100,671	122,095
Median age	39.2	39.9	40.2
Median age (male)	36.3	37.3	38.0
Median age (Female)	41.4	41.9	41.9
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	26,878	45,383	55,005
# of persons per HH	2.2	2.2	2.2
Average HH income	\$55,369	\$58,688	\$58,456
Average house value	\$137,202	\$144,121	\$142,126

* Demographic data derived from 2020 ACS - US Census

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