

FOR LEASE

2261 S. Oates St, Dothan, AL 36301

NAI TALCOR



For Lease | 1,536 SF

Retail building available for lease on S. Oates Street, just off Ross Clark Circle. Excellent space for a boutique, pet/grooming, health/wellness, electronics/repair, cosmetics/beauty, etc. Endless potential for a variety of uses. Interior improvements in progress to include new ceiling/insulation/lights, HVAC system and more.

- Located on S. Oates Street with traffic counts of 14,000+ vehicles per day
- Just off Ross Clark Cir (33,000+ VPD) & Hwy 231 S intersection
- Open spacious interior layout with large windows
- Small partitioned rear area with 1 restroom, providing versatility for storage/supply or office use
- Nearby Retailers include: RNR Tire Express, AutoZone, Flying J, Things & Wings, Waffle House
- Interior improvements in progress
- Monthly Rent: \$1,280 + \$170/mo Taxes/Insurance

OFFERING SUMMARY

BUILDING SIZE	1,536 SF
LEASE RATE	\$10.00 SF/yr (NNN)
ZONING	B-2
LOT SIZE	0.23 Acres

Demographics	3 Miles	5 Miles	10 Miles
Total Population:	31,401	58,663	99,739
Average HH Income:	\$47,503	\$54,716	\$58,777

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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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talcor.com

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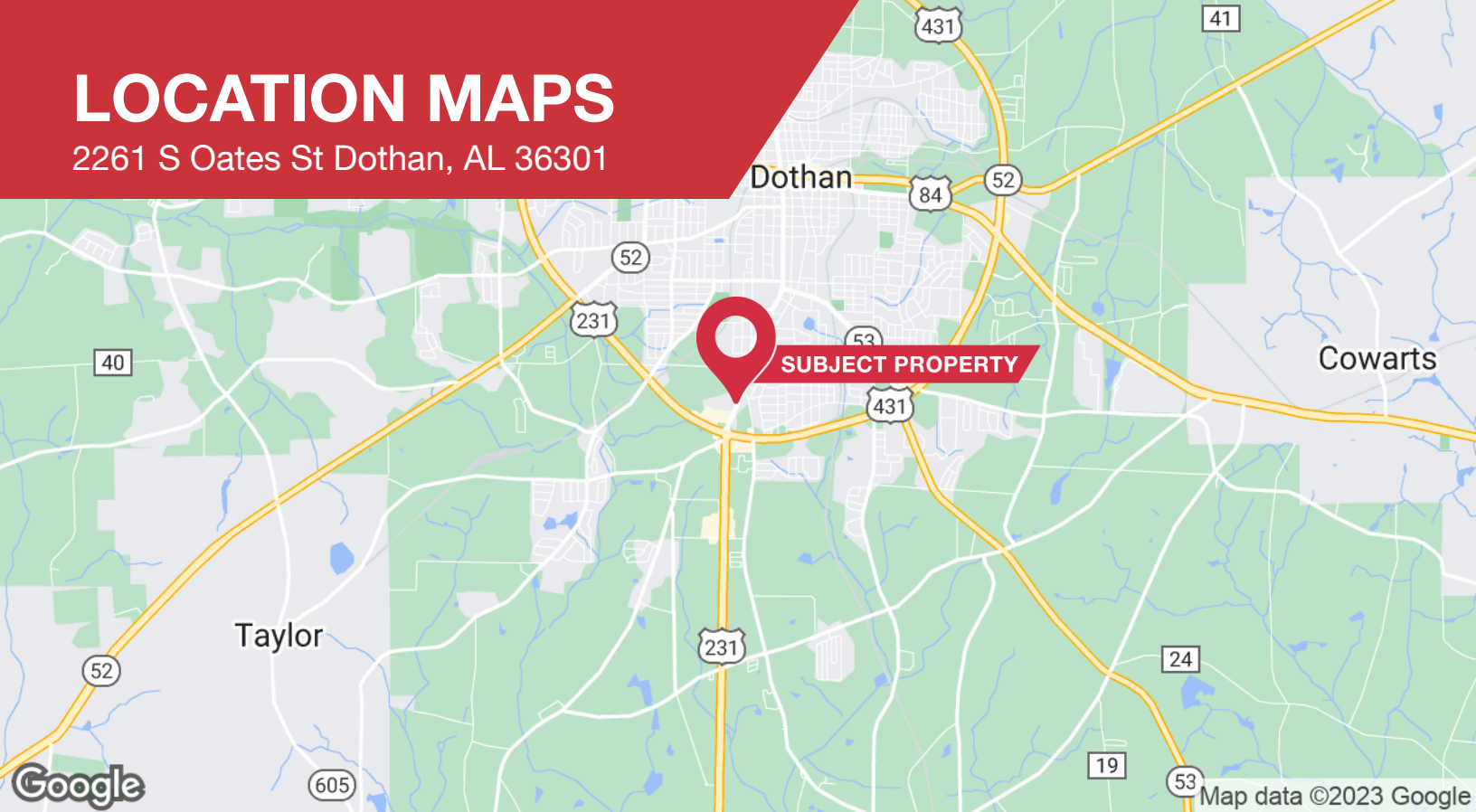
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LOCATION MAPS

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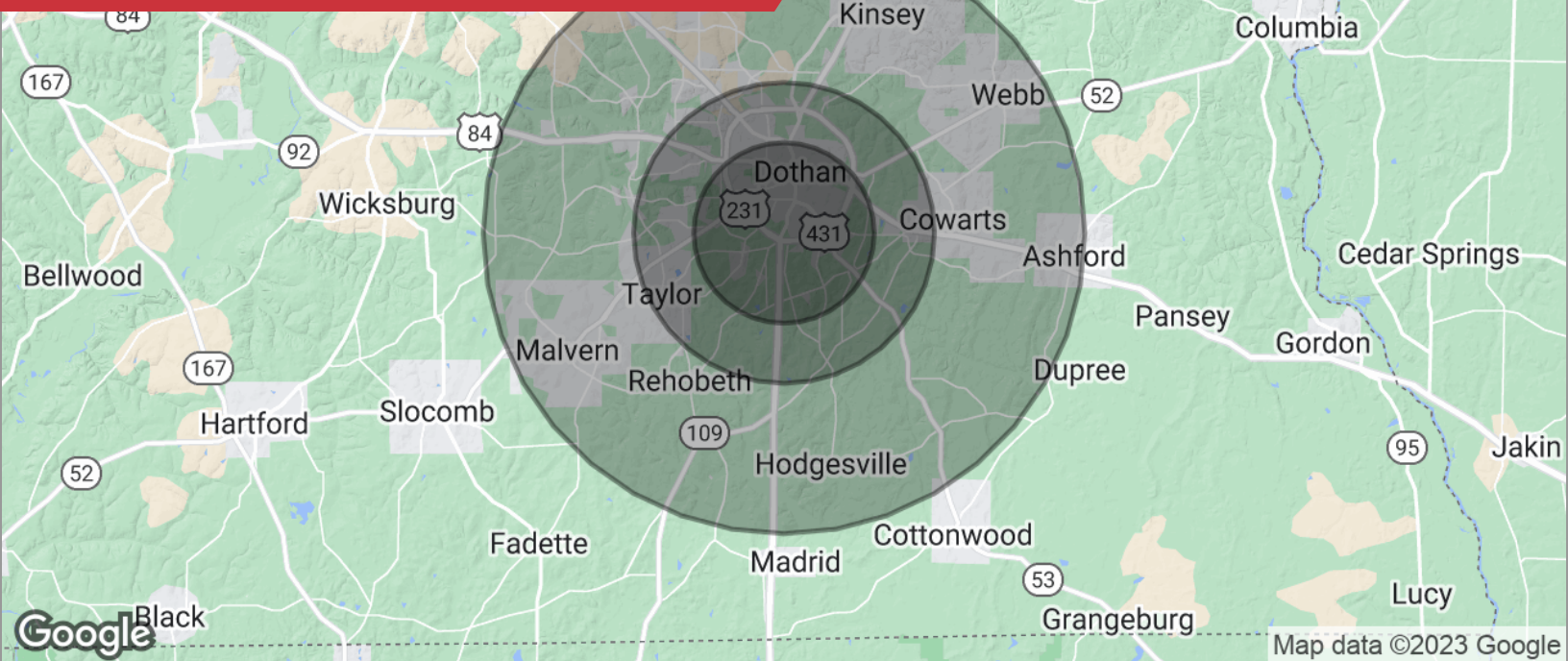
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NAITACOR

DEMOGRAPHICS

2261 S Oates St Dothan, AL 36301



DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total population	31,401	58,663	99,739
Median age	39.2	39.1	39.6
Median age (male)	37.1	36.4	37.2
Median age (Female)	40.8	41.3	41.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	15,016	27,192	44,850
# of persons per HH	2.1	2.2	2.2
Average HH income	\$47,503	\$54,716	\$58,777
Average house value	\$116,995	\$135,103	\$143,509

* Demographic data derived from 2020 ACS - US Census