



SPERRY

FORREST & FIELDS CRE

3476

ROSS CLARK CIR
DOTHAN, AL 36303

Offering Memorandum



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ROSS CLARK CIRCLE

+/- 221.42'

+/- 220'

+/- 244'

+/- 197.94'

SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

Introducing a ground lease redevelopment opportunity at 3476 Ross Clark Cir, Dothan, AL. The location provides visibility and accessibility for your customers. With its positioning and customizable spaces, this property presents an opportunity for businesses seeking a highly visible site to thrive. Take advantage of this opportunity today!

PROPERTY HIGHLIGHTS

- Excellent visibility and accessibility
- Customizable space to accommodate diverse business requirements
- Traffic Count 31,737

OFFERING SUMMARY

Lease Rate:	MARKET
Lot Size:	40,331 SF

DEMOGRAPHICS	5 MILES	25 MILES	50 MILES
Total Households	26,352	81,472	166,385
Total Population	65,607	209,558	433,200
Average HH Income	\$80,171	\$76,633	\$71,893

Property Description



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LOCATION DESCRIPTION

Experience everything Dothan has to offer at 3476 Ross Clark Circle. Located in Dothan, AL this location provides access to popular amenities and attractions. Adjacent to the new 7Brew, McDonald's, Newk's, Sam's Club, Gap, TJ Maxx, Chick-fil-A and PetSmart. Additionally, the property is across the street from Home Depot, Cracker Barrel, and Hobby Lobby, Publix and Longhorn. Don't miss the opportunity to become part of this growing community.



Complete Highlights



PROPERTY HIGHLIGHTS

- - Excellent visibility and accessibility
- - Customizable space to accommodate diverse business requirements
- - Traffic Count 31,737

ROSS CLARK CIRCLE

+/- 221.42'

+/- 220'

+/- 244'

+/- 197.94'

SECTION 2

LOCATION INFORMATION

Location Map



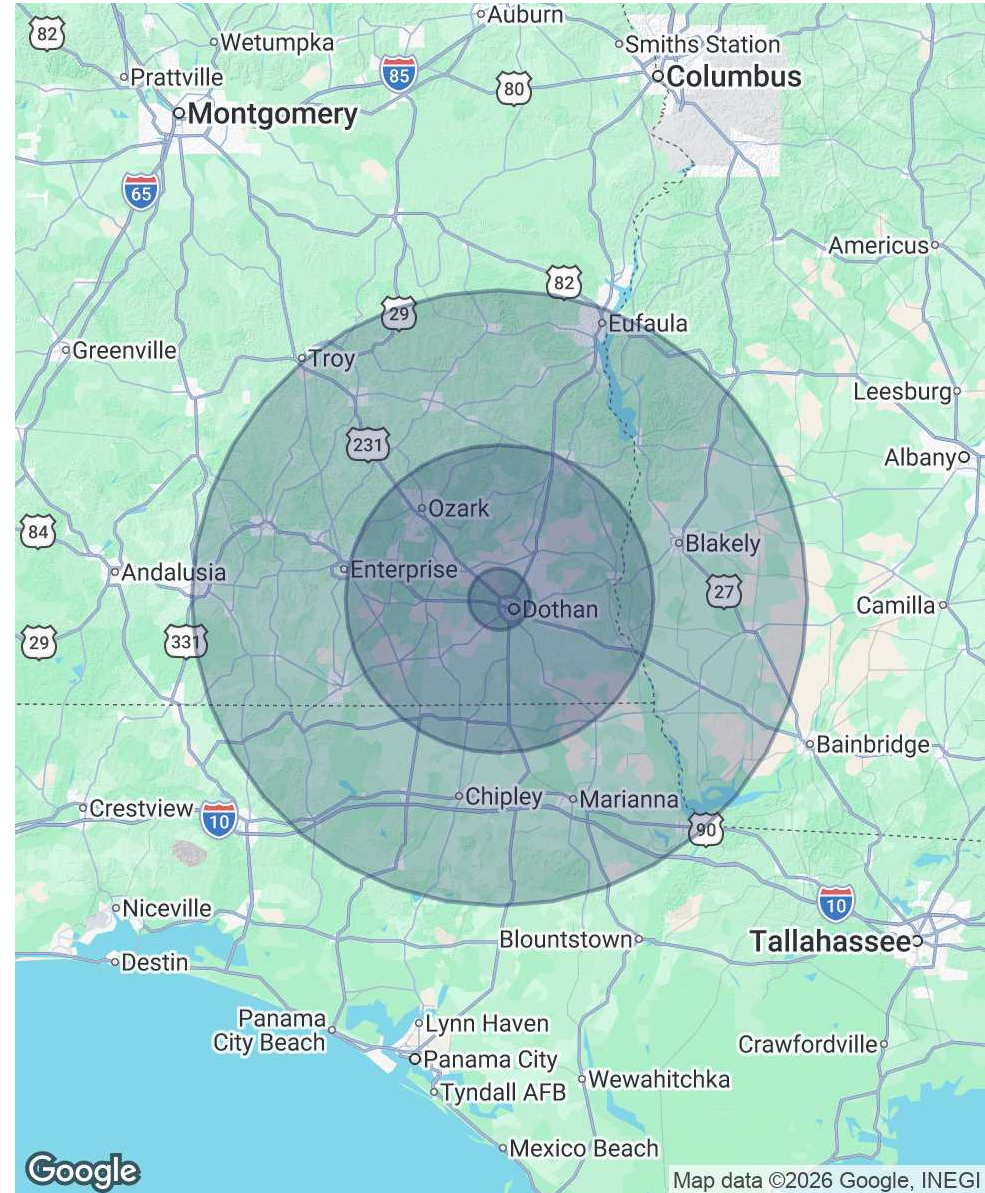
Demographics Map & Report



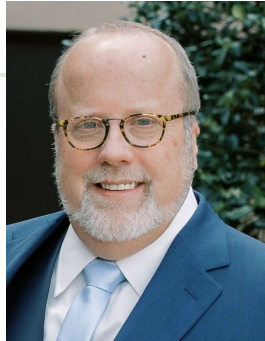
POPULATION	5 MILES	25 MILES	50 MILES
Total Population	65,607	209,558	433,200
Average Age	40.0	40.5	41.3
Average Age (Male)	37.3	38.7	39.5
Average Age (Female)	42.1	42.0	42.9

HOUSEHOLDS & INCOME	5 MILES	25 MILES	50 MILES
Total Households	26,352	81,472	166,385
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$80,171	\$76,633	\$71,893
Average House Value	\$204,820	\$182,309	\$164,456

2023 American Community Survey (ACS)



Advisor Bio



DAVID R CORNELIUS, CCIM, CPM

Owner/Broker

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PROFESSIONAL BACKGROUND

David R. Cornelius, CCIM, CPM is a licensed real estate broker, property manager and insurance agency owner with strong analytical, comprehension, and problem-solving skills. He brings over 20 years of experience in real estate investing in the commercial, industrial, retail, office, and residential real estate sectors, along with broker's license in Alabama and Georgia. David also has over 30 years of property & casualty insurance experience, and is currently managing over 600 residential doors.

MEMBERSHIPS

- Certified Commercial Investment Member
- Member of the International Council of Shopping Centers (ICSC)
- Certified Property Manager
- Member of NARPM
- IREM Member

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