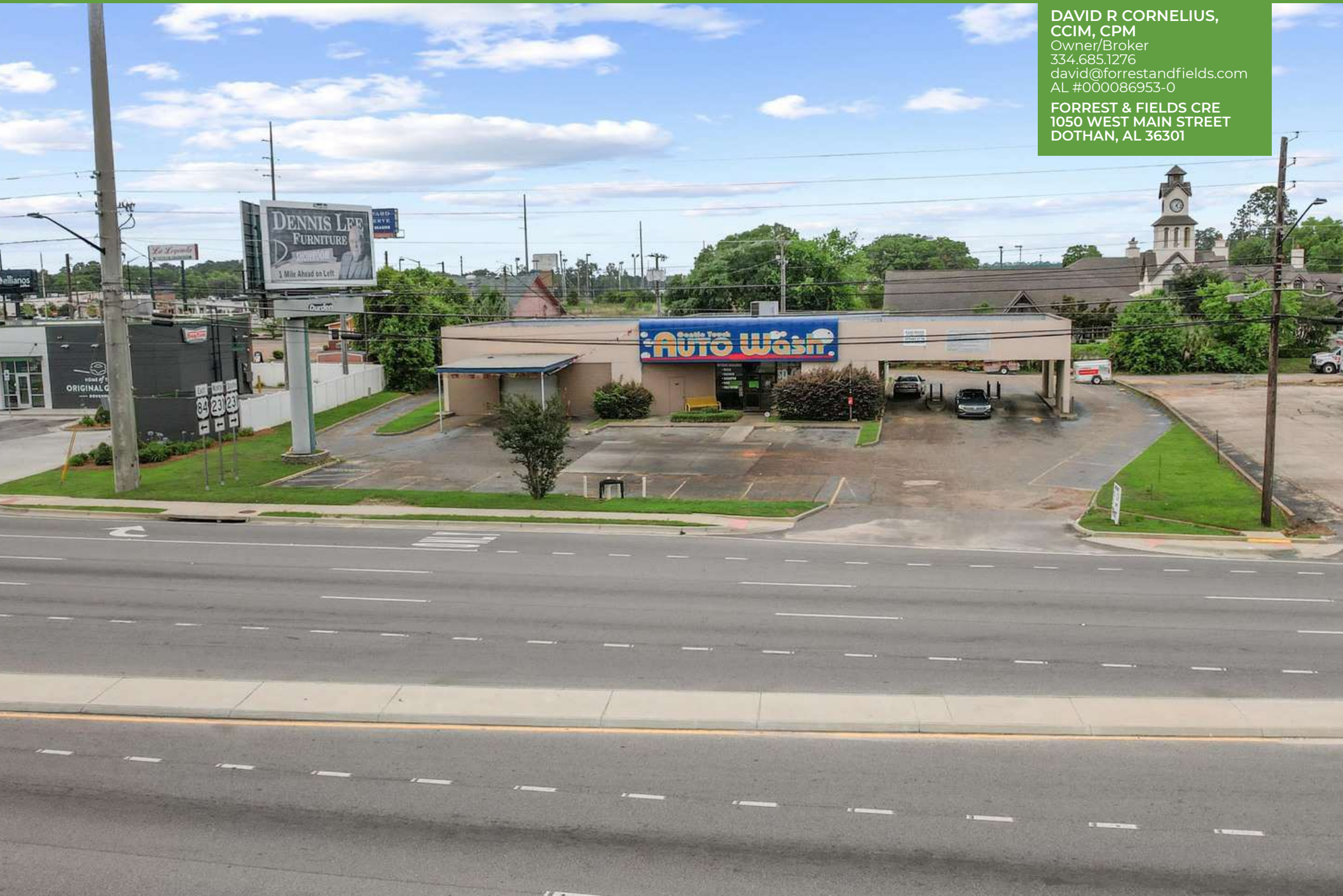


2855 W MAIN ST, DOTHAN, AL 36305  
2855 W MAIN STREET



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AL #000086953-0  
FORREST & FIELDS CRE  
1050 WEST MAIN STREET  
DOTHAN, AL 36301





# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Introducing a highly visible commercial site that is ready for redevelopment on the busiest corridor in Dothan. This property was constructed in 1980 and has a versatile B-2 zoning. Designed to accommodate a wide range of retail, office or special purpose occupancies, the property's location and amenities cater to modern business operations. An adjoining  $\pm 0.79$ -acre parcel is also available for purchase, offering an excellent opportunity for an assemblage.

## LOCATION DESCRIPTION

Discover the bustling city of Dothan, AL, where a thriving business community meets Southern charm. Situated on West Main Street with the highest traffic count in Dothan, the area offers convenient access to major highways, making it an attractive location for investors and developers. Explore nearby attractions such as the Dothan Area Botanical Gardens, perfect for a serene retreat, and the Wiregrass Museum of Art, showcasing regional creativity. Sample local flavors at popular dining spots or unwind at Westgate Park. With its blend of economic opportunity and cultural richness, the area surrounding the property presents an enticing opportunity for investors and developers seeking a strategic location.

**2855 W MAIN STREET**

**Sperry - Forrest & Fields CRE // 1050 WEST MAIN STREET, DOTHAN, AL 36301 //**

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**2855 W MAIN ST, DOTHAN, AL 36305**

**PROPERTY DESCRIPTION // 2**



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# CONFIDENTIALITY & AGREEMENT



Sperry Commercial Global Affiliates, LLC operates a commercial real estate business and is an affiliate or franchisee ("Affiliate") of Sperry Commercial Global Affiliates, LLC Global Affiliates, LLC ("SperryCGA"). Sperry Commercial Global Affiliates, LLC is independently owned and operated. Sperry Commercial Global Affiliates, LLC and the owner ("Owner") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains brief, selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, but Sperry Commercial Global Affiliates, LLC and SperryCGA have not verified it and Owner, Sperry Commercial Global Affiliates, LLC and SperryCGA do not make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

You should independently verify each item of information in this Memorandum and have the same reviewed by your tax or investment advisor and/or legal counsel. This Memorandum and any communications You may have with Sperry Commercial Global Affiliates, LLC, SperryCGA and/or Owner and their respective officers, brokers, agents or employees regarding this Memorandum or the Property does not in any way constitute any legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including without limitation the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

Sperry Commercial Global Affiliates, LLC, SperryCGA and Owner assume no responsibility for the accuracy or completeness of any information in this Memorandum. Sperry Commercial Global Affiliates, LLC and Owner expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall Sperry Commercial Global Affiliates, LLC, SperryCGA or Owner be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature, will be held in the strictest confidence and shall be returned to Sperry Commercial Global Affiliates, LLC upon request; (b) You shall not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of Sperry Commercial Global Affiliates, LLC or Owner; and (c) You understand and agree that Sperry Commercial Global Affiliates, LLC represents Owner and not You and (iv) this Memorandum and this information contained therein shall not be used by You in any way that is detrimental to Owner, Sperry Commercial Global Affiliates, LLC or SperryCGA. Neither Sperry Commercial Global Affiliates, LLC, SperryCGA nor Owner shall have any obligation to pay any commission, finder's fee, or any other compensation to any broker or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed confidentiality agreement from such persons and providing a copy of such agreement to Sperry Commercial Global Affiliates, LLC.

The Owner expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to Purchase or Lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice which may arise as a result of review of the Memorandum.

The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

**2855 W MAIN STREET**

**Sperry - Forrest & Fields CRE // 1050 WEST MAIN STREET, DOTHAN, AL 36301 //**

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**2855 W MAIN ST, DOTHAN, AL 36305**

**CONFIDENTIALITY & AGREEMENT // 3**



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FORREST & FIELDS CRE

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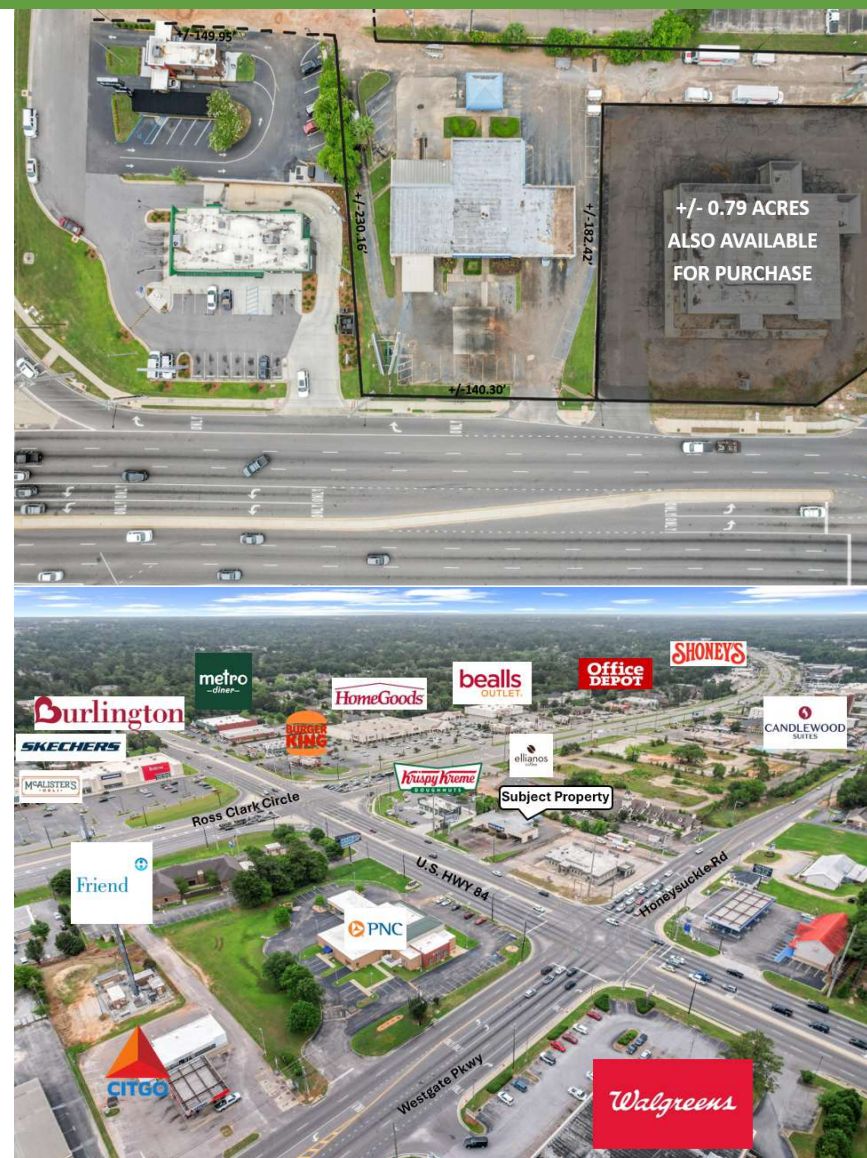
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2855 W MAIN STREET

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# PROPERTY INFORMATION



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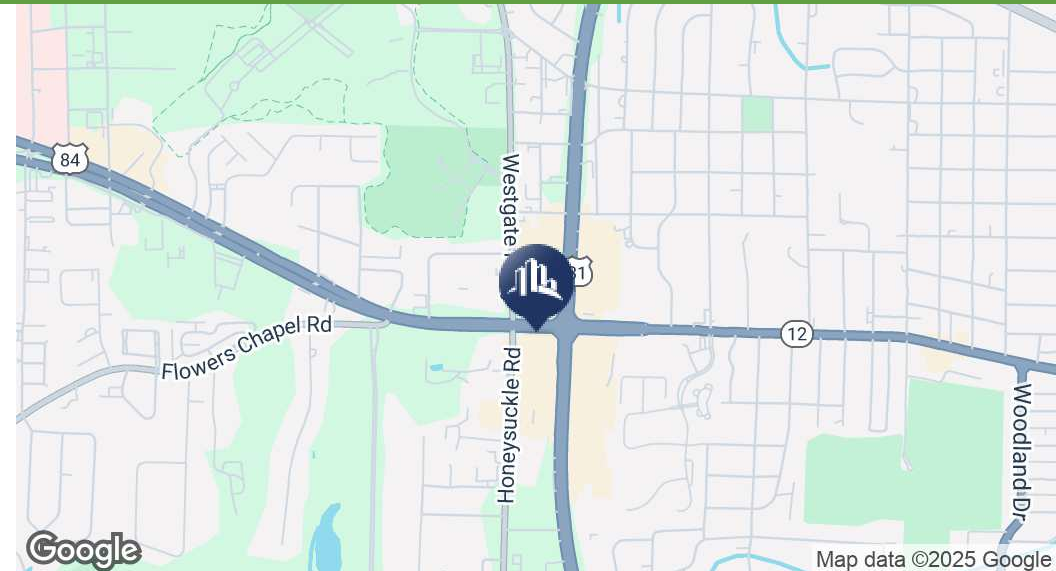


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# PROPERTY INFORMATION

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,295,000
Building Size:	4,036 SF
Lot Size:	45,158 SF
Number of Units:	1
Price / SF:	\$320.86
Year Built:	1980
Zoning:	B-2
Market:	Dothan
Traffic Count:	44,289

### PROPERTY OVERVIEW

Introducing a highly visible commercial site that is ready for redevelopment on the busiest corridor in Dothan. This property was constructed in 1980 and has a versatile B-2 zoning. Designed to accommodate a wide range of retail, office or special purpose occupancies, the property's location and amenities cater to modern business operations. An adjoining  $\pm 0.79$ -acre parcel is also available for purchase, offering an excellent opportunity for an assemblage.

### PROPERTY HIGHLIGHTS

- Well-positioned for redevelopment
- 4,036 SF building, Built in 1980
- Zoned B-2
- City-leading traffic count ensuring exceptional exposure
- Multiple access points via Honeysuckle Road, West Main Street, and deeded access to U.S. Hwy 231

**2855 W MAIN STREET**

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**EXECUTIVE SUMMARY // 6**



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# PROPERTY INFORMATION

## COMPLETE HIGHLIGHTS



### PROPERTY HIGHLIGHTS

- Well-positioned for redevelopment
- 4,036 SF building, Built in 1980
- Zoned B-2
- City-leading traffic count ensuring exceptional exposure
- Multiple access points via Honeysuckle Road, West Main Street, and deeded access to U.S. Hwy 231
- Additional, Adjoining +/-0.79 Acres Available

**2855 W MAIN STREET**

**Sperry - Forrest & Fields CRE // 1050 WEST MAIN STREET, DOTHAN, AL 36301 //**

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**COMPLETE HIGHLIGHTS // 7**



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# LOCATION INFORMATION



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# LOCATION INFORMATION

## LOCATION MAP



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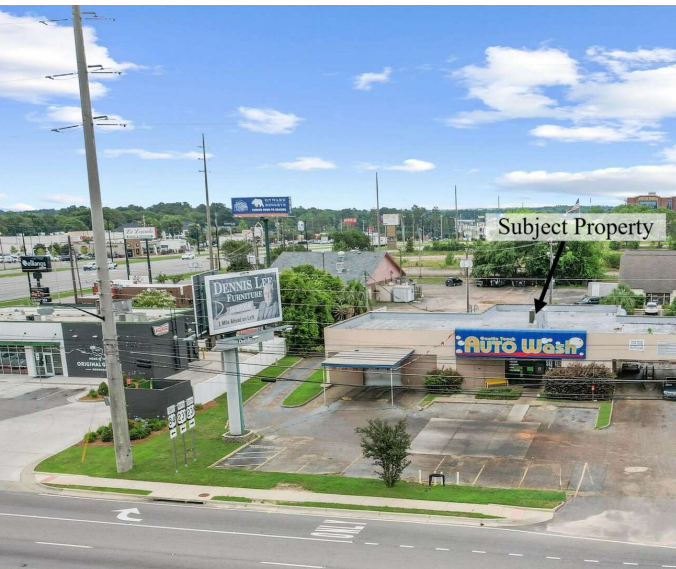


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# LOCATION INFORMATION

## ADDITIONAL PHOTOS



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# DEMOGRAPHICS



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DEMOGRAPHICS // 11



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# DEMOGRAPHICS

## DEMOGRAPHICS REPORT

	5 MILES	25 MILES	50 MILES
Total population	71,776	228,250	441,011
Median age	41	41	42
Median age (Male)	39	40	41
Median age (Female)	43	42	43
Total households	30,236	92,634	177,027
Total persons per HH	2.4	2.5	2.5
Average HH income	\$76,130	\$78,125	\$74,157
Average house value	\$217,970	\$205,076	\$196,099

*\* Demographic data derived from 2020 ACS - US Census*

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DEMOGRAPHICS REPORT // 12



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# DEMOGRAPHICS

## ADVISOR BIO & CONTACT 1

### DAVID R CORNELIUS, CCIM, CPM

Owner/Broker

1050 West Main Street

Dothan, AL 36301

T 334.685.1276

C 334.685.1276

david@forrestandfields.com

AL #000086953-0

### 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 500 residential doors.

### MEMBERSHIPS & AFFILIATIONS

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

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