

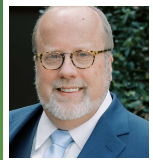


3301

W MAIN ST
DOTHAN, AL 36305

3301 W MAIN ST

Offering Memorandum



David R Cornelius, CCIM, CPM
OWNER/BROKER
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Table of Contents



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Forrest & Fields CRE in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION 3

LOCATION INFORMATION 8

DEMOGRAPHICS 10



SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

Well-located convenience retail opportunity positioned along Dothan's heavily trafficked West Main Street (US HWY 84). This single-tenant, freestanding building is currently operated as a Marathon-branded fuel station with C-store and canopy. Highly visible parcel with 125 feet of frontage and direct access from Main Street. Ideal for fuel operators, QSR users, or investors seeking cash-flow with upside potential. An adjoining ± 0.289 -acre parcel is also available for purchase, offering an excellent opportunity for an assemblage.

PROPERTY HIGHLIGHTS

- Well-positioned for redevelopment
- 1,500 SF Building, Built in 1995
- Zoned B-2
- Prime location in Dothan area
- Multiple access points via West Main Street and Flowers Chapel Road

OFFERING SUMMARY

Sale Price:	\$1,295,000
Lot Size:	15,973 SF
Building Size:	1,500 SF

DEMOGRAPHICS	5 MILES	25 MILES	50 MILES
Total Households	28,327	92,225	176,437
Total Population	66,968	227,375	439,625
Average HH Income	\$76,751	\$78,363	\$74,263

Property Description



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LOCATION DESCRIPTION

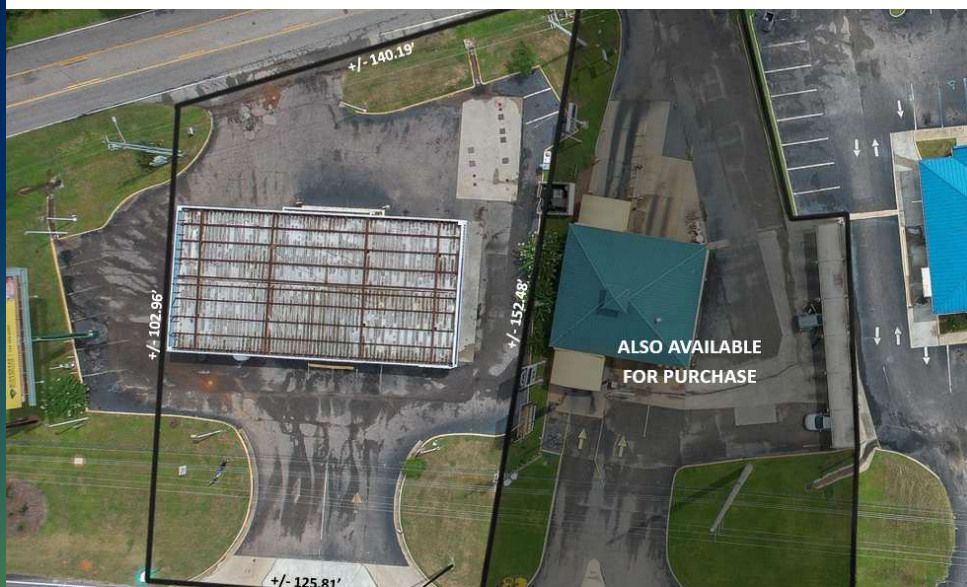
Discover the vibrant potential of Dothan, AL. Located in the heart of a thriving community, the area surrounding the property offers an array of conveniences and attractions. Enjoy easy access to downtown Dothan, known for its eclectic dining scene and cultural hotspots. The property benefits from its close proximity to popular landmarks such as the Dothan Opera House and the Wiregrass Museum of Art, providing a rich tapestry of entertainment options for professionals. The area is also home to reputable schools and educational institutions, adding to its appeal for businesses aiming to draw skilled, educated talent. This is a strong location for your next investment—offering connectivity, growth potential, and long-term value.

Complete Highlights



PROPERTY HIGHLIGHTS

- Well-positioned for redevelopment
- 1,500 SF Building, Built in 1995
- Zoned B-2
- Prime location in Dothan area
- Multiple access points via West Main Street and Flowers Chapel Road
- Additional, Adjoining +/-0.289 Acres Available
- 1 - 12,000 gallon tank
- 1 - 6,000 gallon tank



Additional Photos



FOR SALE | 3301 W MAIN ST

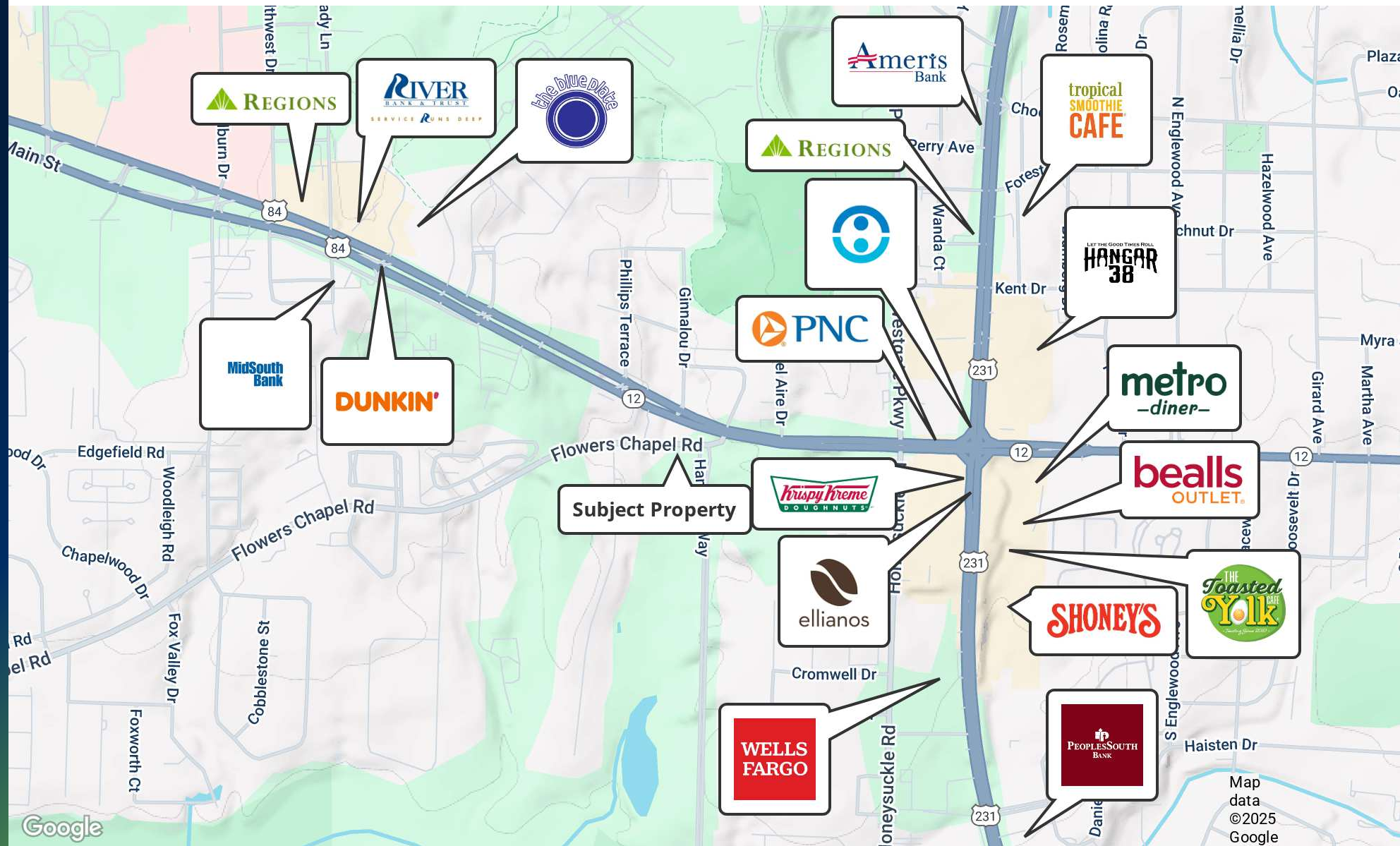

SPERRY
FORREST & FIELDS CRE

SECTION 2

LOCATION INFORMATION



Location Map





SECTION 3

DEMOGRAPHICS

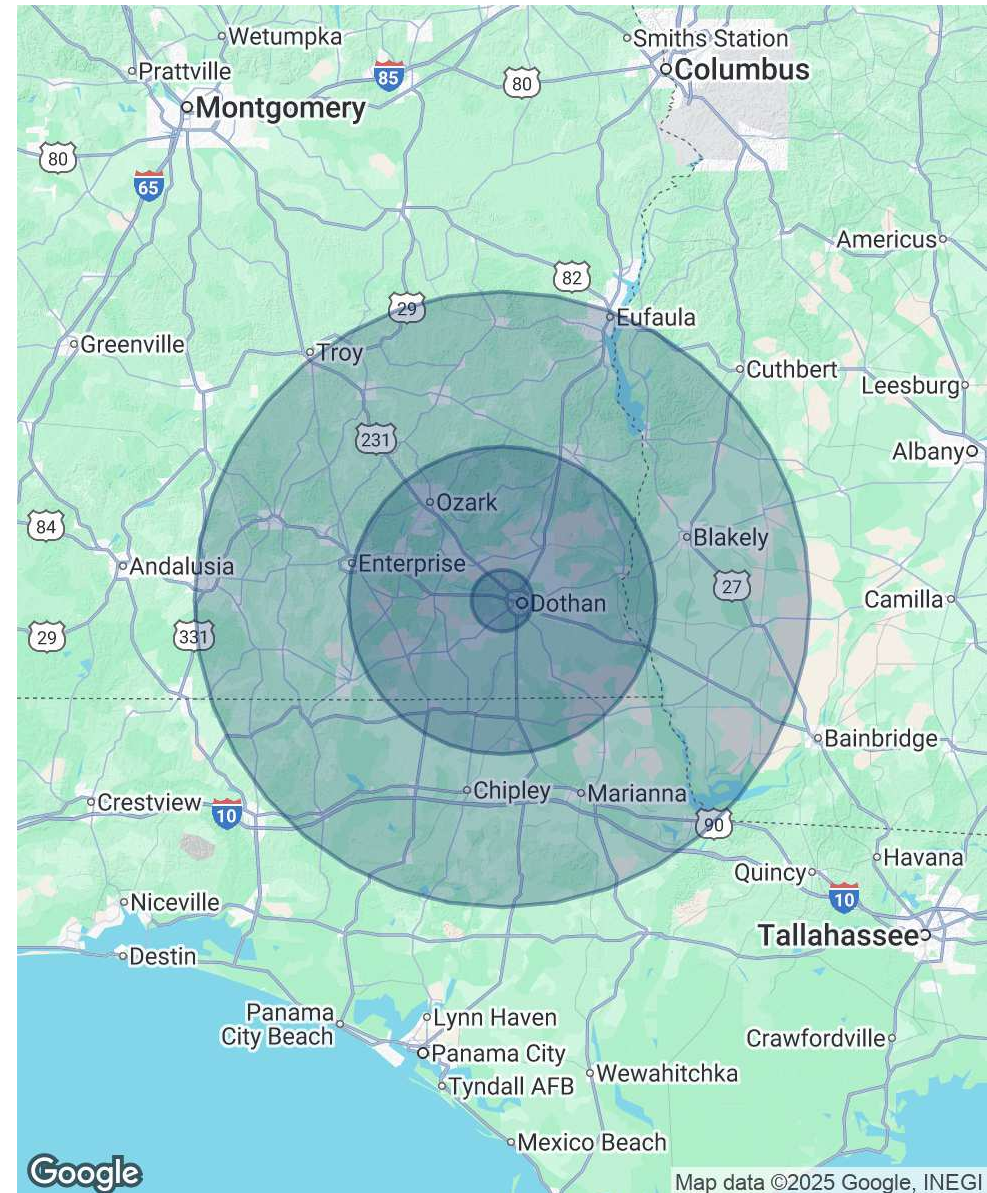
Demographics Map & Report



POPULATION	5 MILES	25 MILES	50 MILES
Total Population	66,968	227,375	439,625
Average Age	41	41	42
Average Age (Male)	39	40	41
Average Age (Female)	43	42	43

HOUSEHOLDS & INCOME	5 MILES	25 MILES	50 MILES
Total Households	28,327	92,225	176,437
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$76,751	\$78,363	\$74,263
Average House Value	\$220,409	\$205,429	\$196,203

Demographics data derived from AlphaMap



Advisor Bio 1



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 500 residential doors.

MEMBERSHIPS

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

Forrest & Fields CRE
1050 West Main Street
Dothan, AL 36301