

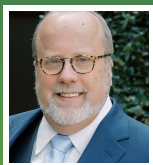


3309

W MAIN ST
DOTHAN, AL 36305

3309 W MAIN ST

Offering Memorandum



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Table of Contents



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PROPERTY INFORMATION

3

LOCATION INFORMATION

8

DEMOGRAPHICS

10

SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

Unlock the potential at 3309 W Main St in Dothan, AL. This 1800 SF free-standing building, built in 2004, sits on a highly visible site within the flexible B-2 zoning district—ideal for a range of commercial, retail, or redevelopment uses. Positioned along one of Dothan's most active corridors, the property offers strong traffic exposure, easy access, and proximity to established businesses and residential growth. Whether you're planning a new concept, seeking a repositioning opportunity, or looking to expand your portfolio, this site offers a solid foundation in a high-demand market. An adjoining ±0.367-acre parcel is also available for purchase, offering an excellent opportunity for an assemblage.

PROPERTY HIGHLIGHTS

- 1800 SF free-standing building
- Built in 2004
- Zoned B-2

OFFERING SUMMARY

Sale Price:	\$495,000
Lot Size:	12,603 SF
Building Size:	1,800 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 surroundings of the property at 3309 W Main St, Dothan, AL, 36305. Located in Dothan, the area offers convenient access to a variety of amenities and attractions. Enjoy a diverse culinary scene with popular dining options such as Hunt's Seafood Restaurant and Blue Plate. Explore the rich cultural heritage at the Wiregrass Museum of Art and the Dothan Opera House. With easy access to retail centers and green spaces like Westgate Park, the location provides an ideal balance of work and leisure.



Complete Highlights

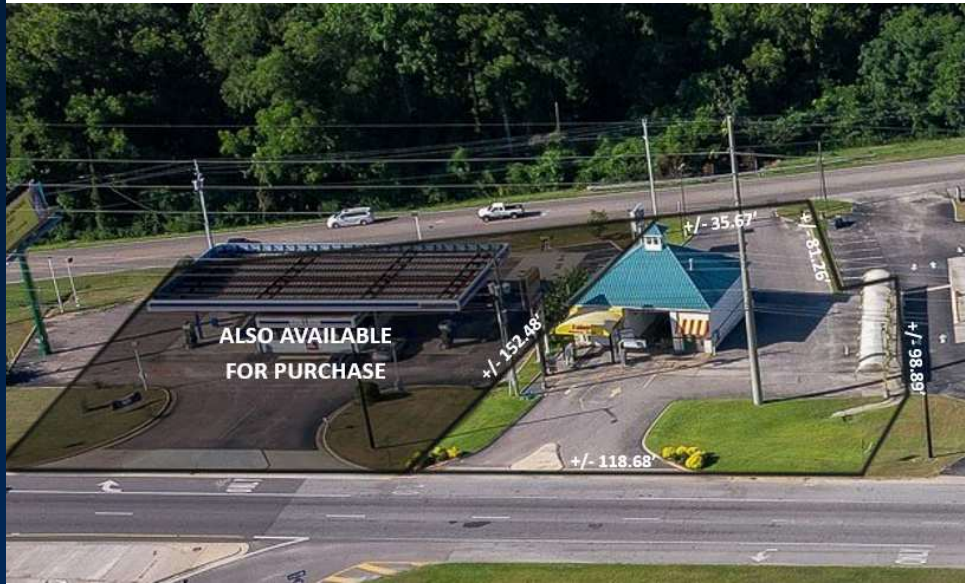


PROPERTY HIGHLIGHTS

- 1800 SF free-standing building
- Built in 2004
- Zoned B-2
- Strategic location in Dothan area
- Additional, Adjoining +/-0.367 Acres Available



Additional Photos



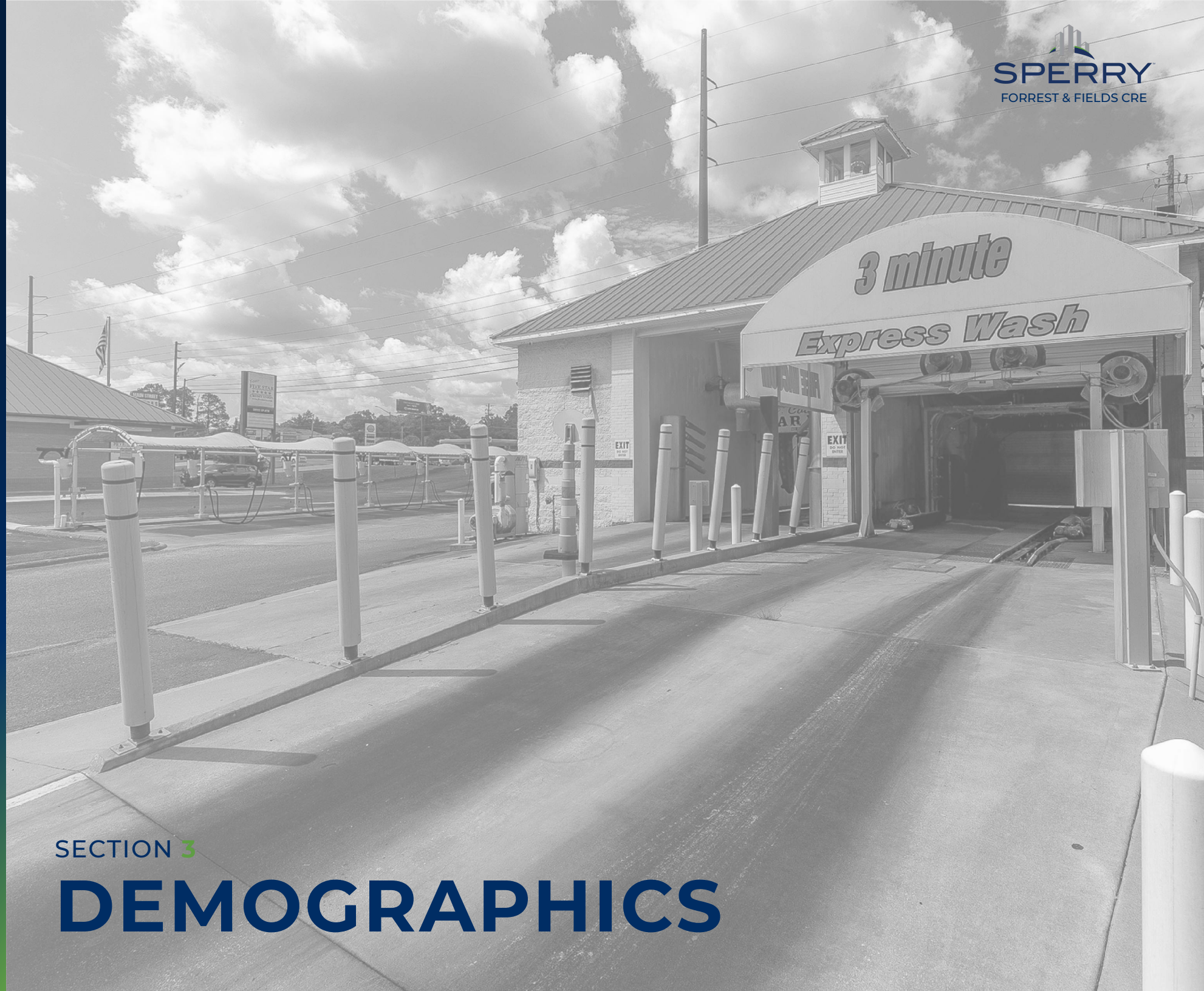
SECTION 2

LOCATION INFORMATION



Regional Map





SECTION 3

DEMOGRAPHICS

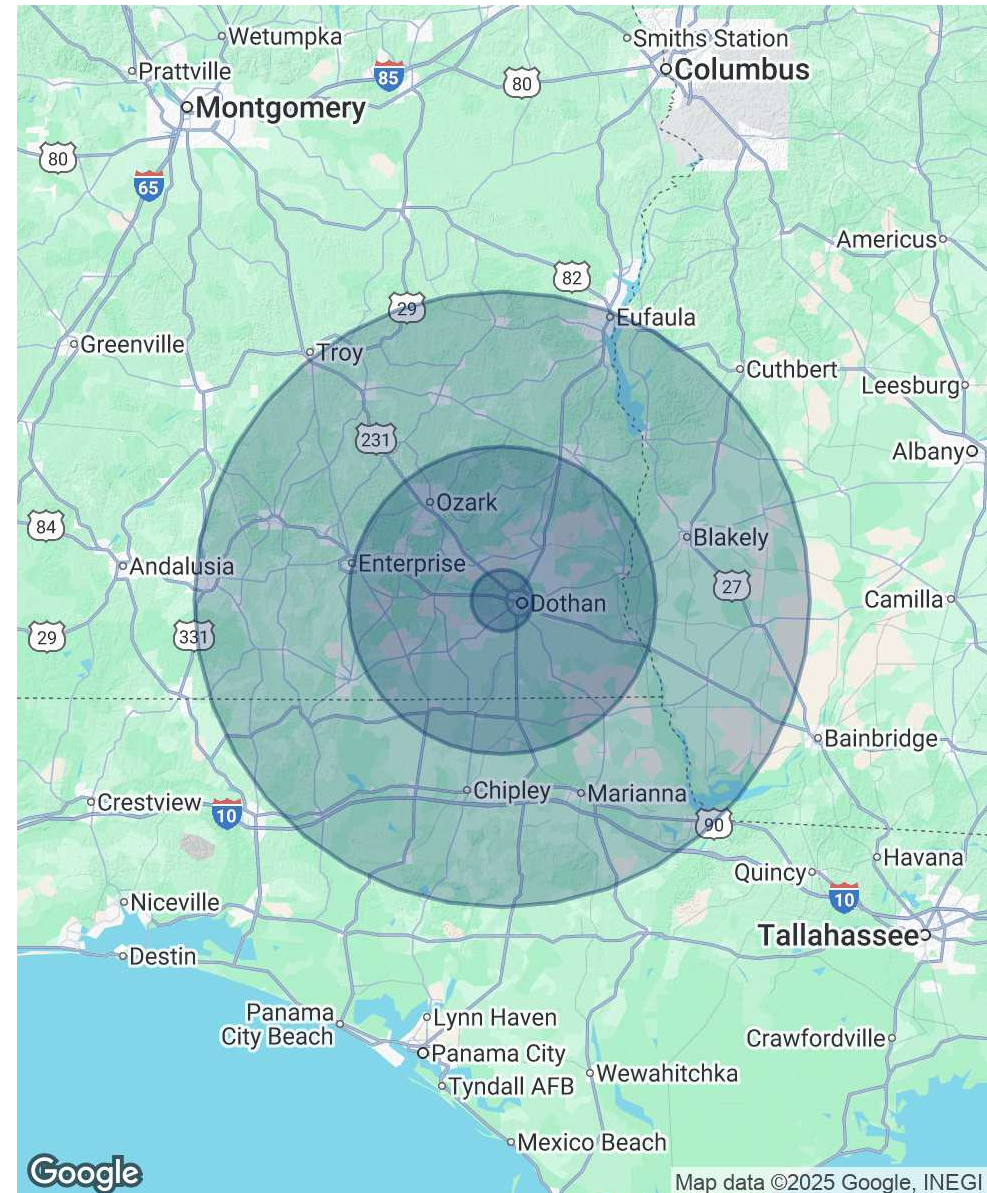
Demographics Map & Report



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



Map data ©2025 Google, INEGI

Advisor Bio 1



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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
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