

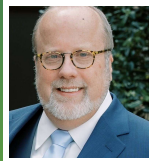


# 3331

W MAIN ST  
DOTHAN, AL 36305

3331 W MAIN ST

Offering Memorandum



**David R Cornelius, CCIM, CPM**  
**OWNER/BROKER**  
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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.

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SECTION 1

# PROPERTY INFORMATION

# Property Summary



## PROPERTY DESCRIPTION

3331 W Main St offers an outstanding opportunity to own a highly visible property on West Main Street and Flowers Chapel Road. Built in +/-2000, this approximately 1,400 SF property features versatile B-2 zoning, making it a great fit for a variety of office uses. Its location puts you right in the middle of Dothan's thriving business community, with easy access to major roads, dining, and amenities.

The building's solid construction and modern appearance provide a strong starting point, while its flexible layout leaves room for you to customize it to fit your vision. Whether you're looking to establish your own office or lease to professional tenants, this property is positioned for long-term success in a growing market.

## PROPERTY HIGHLIGHTS

- Approximately 1,400 SF modern office building
- Constructed in +/-2000

## OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	0.46 Acres
Building Size:	1,400 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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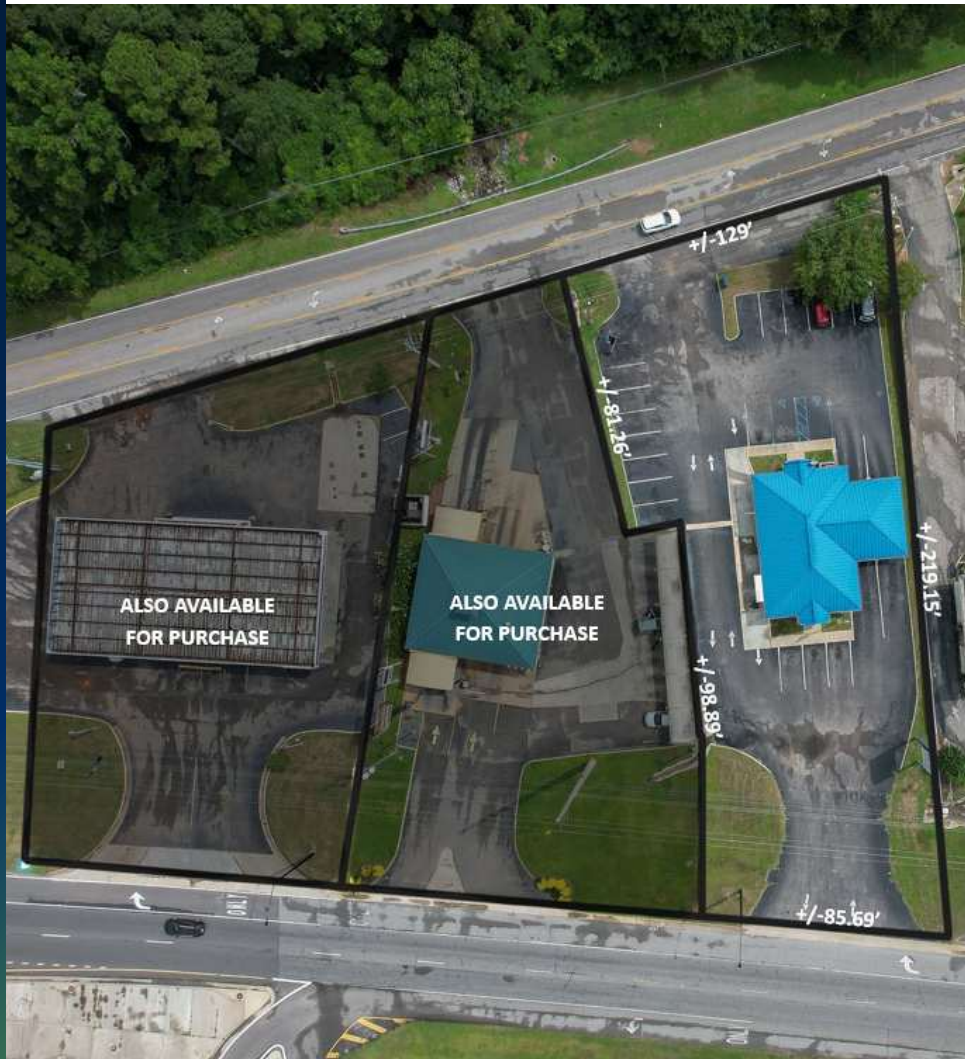
This address sits in the heart of one of Dothan's most active commercial corridors, making it an excellent choice for property investors. The city offers a strong, business-friendly environment with quick access to major highways, ensuring smooth commutes for both employees and clients. With its strategic location, dynamic surroundings, and easy connectivity, 3331 W Main St offers investors a valuable opportunity to establish or expand in one of Dothan's most promising areas.

# Complete Highlights



## PROPERTY HIGHLIGHTS

- - Approximately 1,400 SF modern office building
- - Constructed in +/-2000
- - Zoned B-2 for versatile use
- - Great location in West Dothan
- - Open the doors today, or create something extraordinary by redeveloping all three parcels as one.



# Additional Photos



SECTION 2

# LOCATION INFORMATION



# Location Map



SPERRY - FORREST & FIELDS CRE | 1050 WEST MAIN STREET | DOTHAN, AL 36301

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



SECTION 3

# DEMOGRAPHICS

# Demographics Map & Report

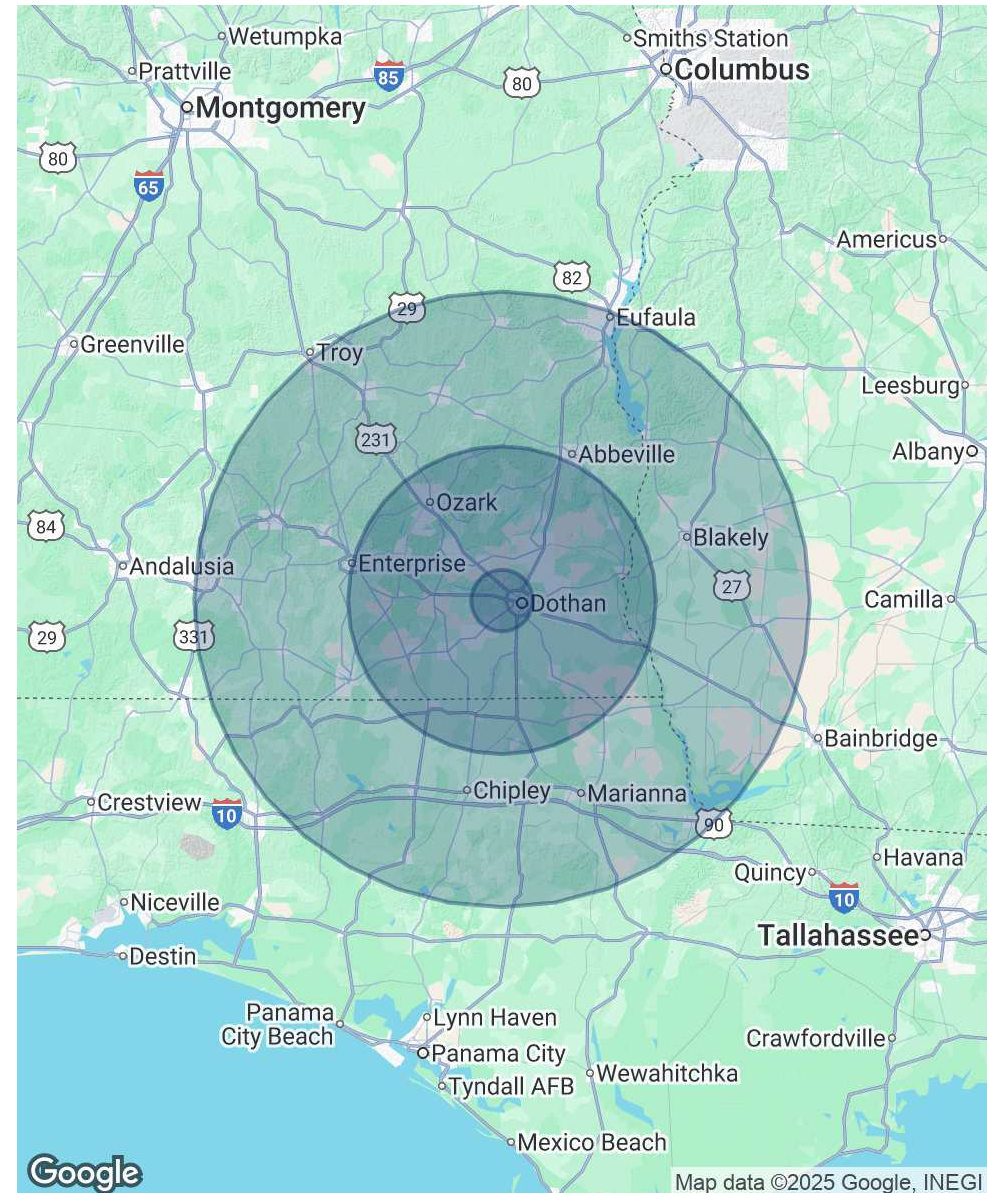


POPULATION	5 MILES	25 MILES	50 MILES
Total Population	66,968	227,375	439,625
Average Age	41	41	42
Average Age (Male)	39	40	41
Average Age (Female)	43	42	43

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



**DAVID R CORNELIUS, CCIM, CPM**

Owner/Broker

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AL #000086953-0 // GA #356361

## 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
- IREM Member

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