

# FOR SALE

1924, 1950 & 1970 Reeves Street Dothan, AL 36303

# NAI TALCOR



## Strip Center Retail

- 3 retail buildings consisting of 67,600 SF
- 86% Leased
- Excellent Visibility & Easy Access from U.S. 431 and Ross Clark Circle
- 7 acres - most of the area is paved
- Prominent Location on U.S. 431
- Short Distance to Ross Clark Circle
- Level, Paved Parking with Adequate Space for Expansion
- High Daytime Workforce in Area

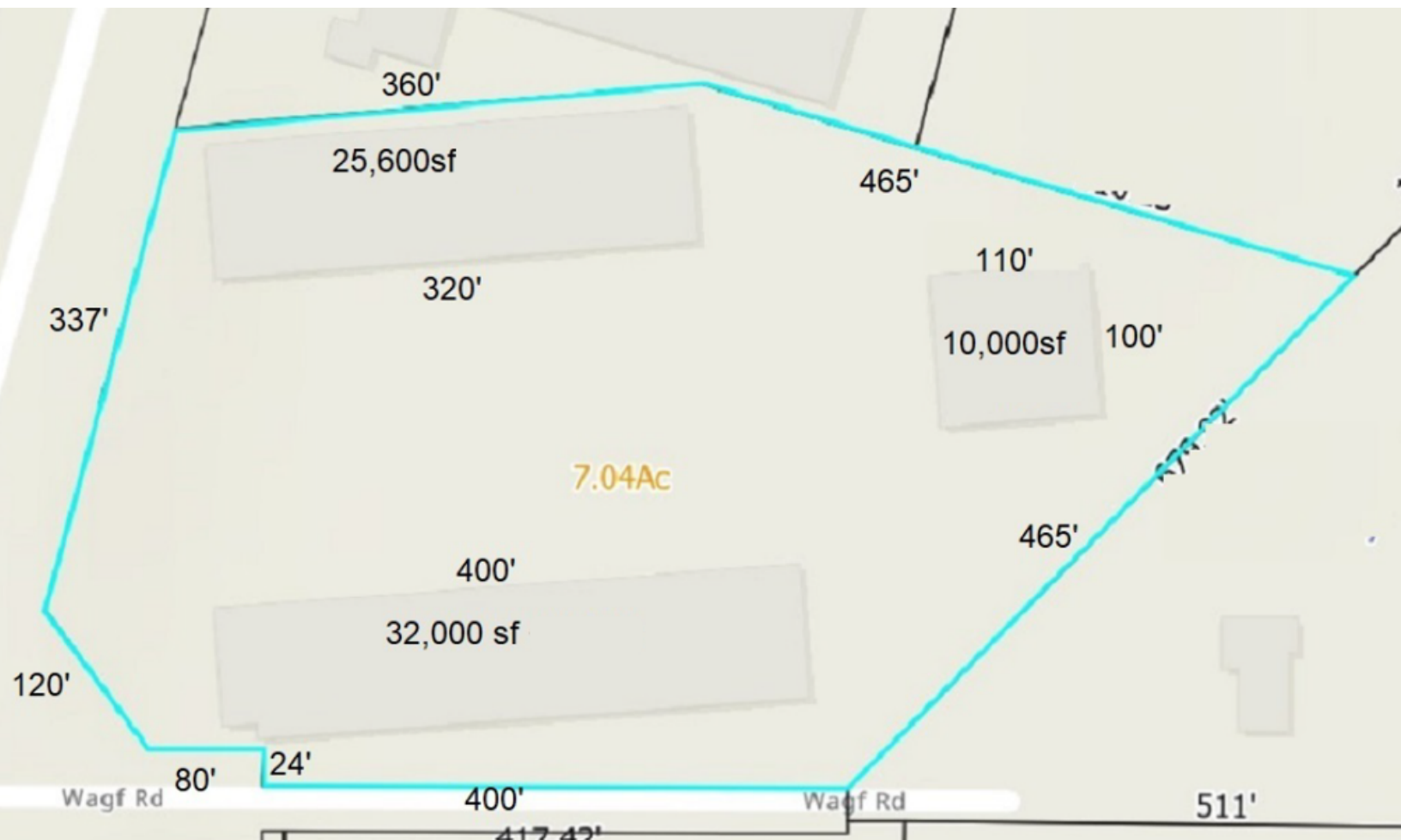
### OFFERING SUMMARY

<b>SALE PRICE</b>	\$3,380,000
<b>BUILDING SIZE</b>	67,600 SF
<b>LOT SIZE</b>	7 +/- Acres
<b>ZONING</b>	B-2

Demographics	10 Miles	20 Miles	30 Miles
Total Population:	104,521	158,916	252,897
Average HH Income:	\$76,556	\$75,174	\$77,089

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✉ **Kenny Whatley**  
+1 334 596 7890  
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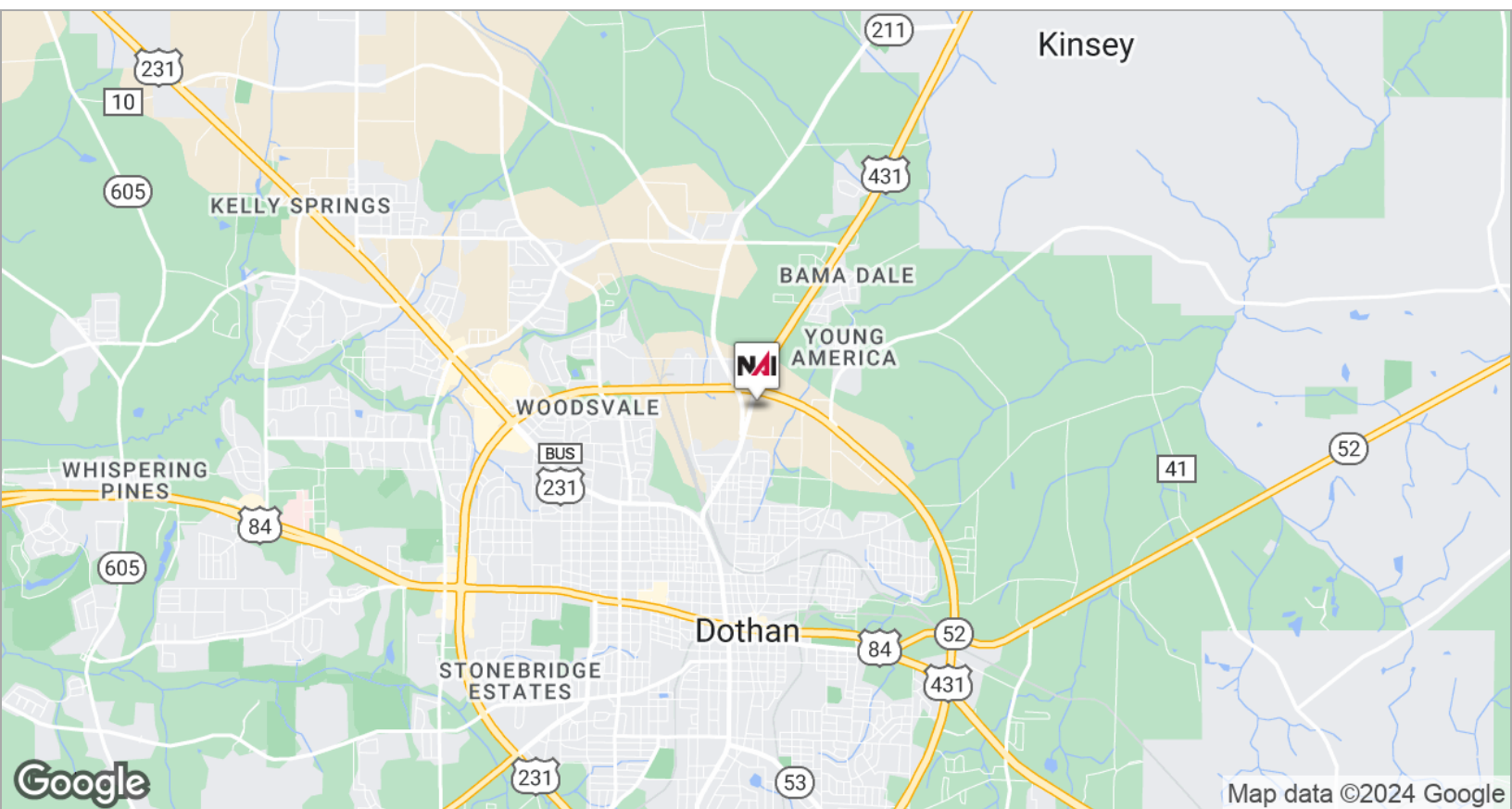
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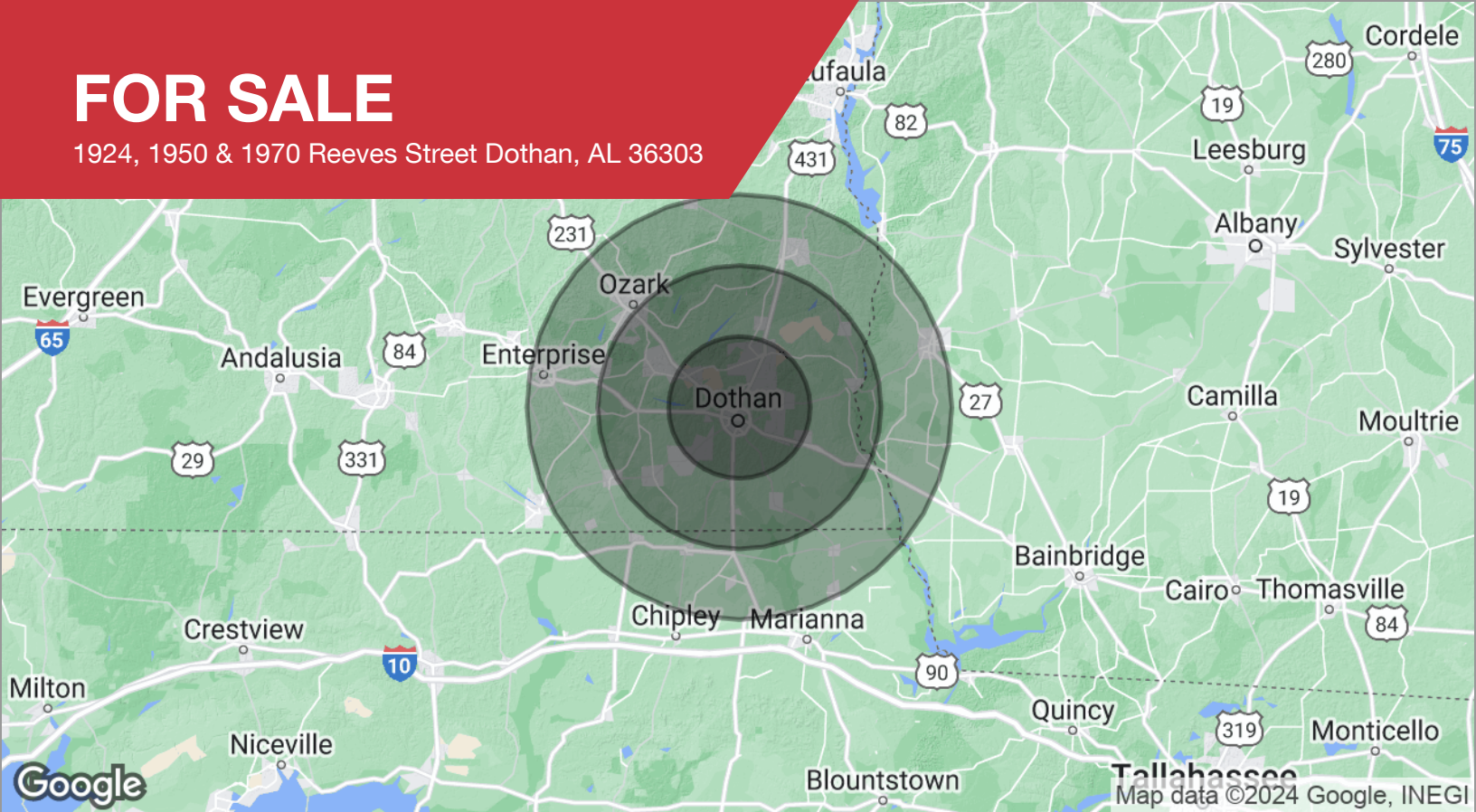
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## DEMOGRAPHICS

POPULATION	10 MILES	20 MILES	30 MILES
Total population	104,521	158,916	252,897
Median age	41	41	41
Median age (male)	39	40	40
Median age (Female)	43	42	43
HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total households	43,400	64,234	97,812
# of persons per HH	2.4	2.5	2.6
Average HH income	\$76,556	\$75,174	\$77,089
Average house value	\$215,274	\$205,544	\$201,207

\* Demographic data derived from 2020 ACS - US Census