

FOR SALE

DOTHAN, AL

Former *Walgreens* # 18103



± 1.35 AC | ~10.7K SF | B-1 | \$1.15MM

1056 S OATES

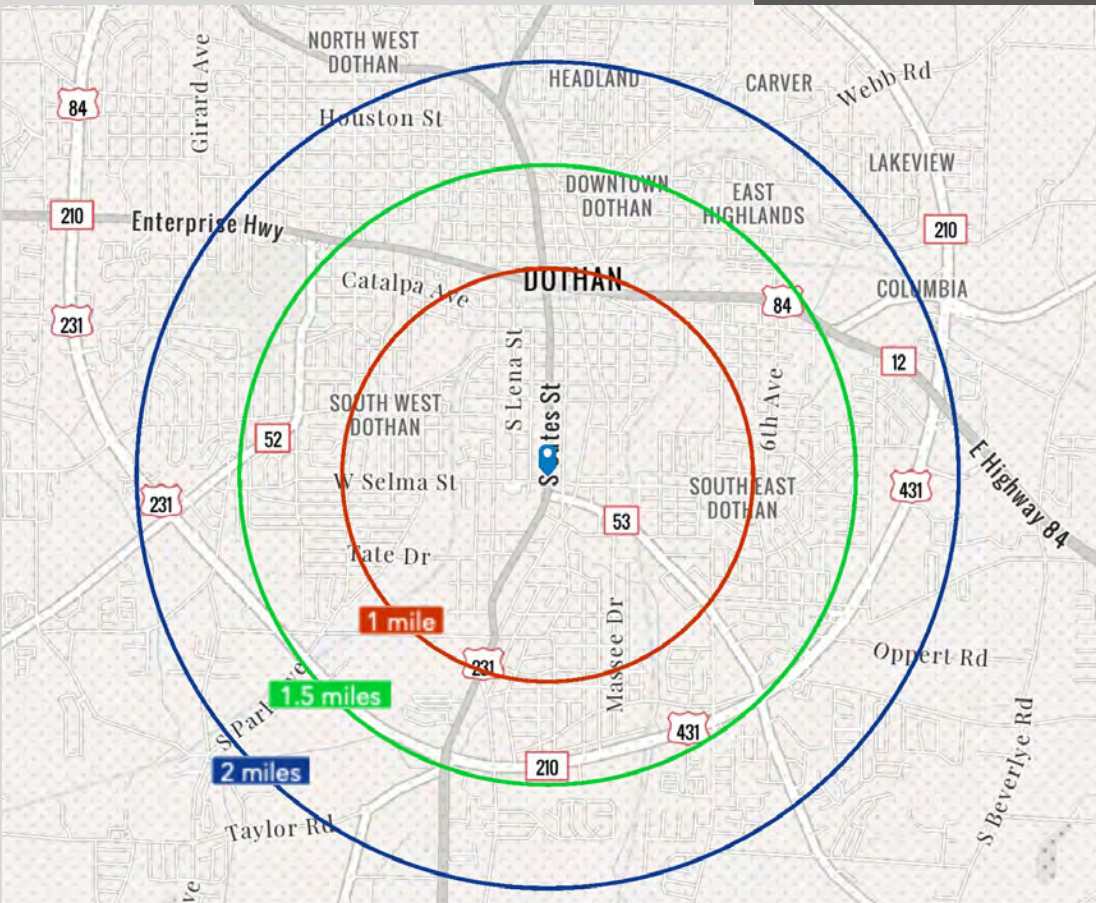


Property Overview

- **Offering Price.** \$1,150,000
- **Delivery.** 'As-Is', Vacant (FF&E – NIC)
- **Property.** ±1.35 AC
- **Building.** ~10,663 SF + DT
- **Parking.** ~60 spaces
- **Signage.** 2 large pylons + building
- **Yr Built.** 1999
- **APN.** 09-07-25-2-002-010-000
- **Access.** S Oates Street & W Selma Street
- **Zoning.** B-1, City of Dothan - [Permitted Uses](#)
- **Deed Restriction.** Pharmacy

Location Overview

- **Intersection (Oates & Selma).** Average daily traffic of ~20K VPD traffic
- **Schools.** Across the street from Dothan Preparatory Academy (enrollment ~1,100).
- **National Retailers.** Neighboring nationals include Advance Auto & Family Dollar.
- **Nearby.** ~1 mi from Downtown Dothan.



'24 Estimates	1 Mile	1.5 Miles	2 Miles
Population	6,952	15,099	22,688
Households	2,937	6,174	9,430
Avg. HH Inc.	\$45,522	\$50,217	\$55,428
S Oates – Daily Traffic Count Estimate			11,840
W Selma – Daily Traffic Count Estimate			7,688



W Selma St - 7,688 VPD

S Oates St - 11,840 VPD



W Selma St - 7,688 VPD

SCHOOL

S Oates St - 11,840 VPD





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W Selma St - 7,688 VPD

ONLY S Oates St - 11,840 VPD ONLY

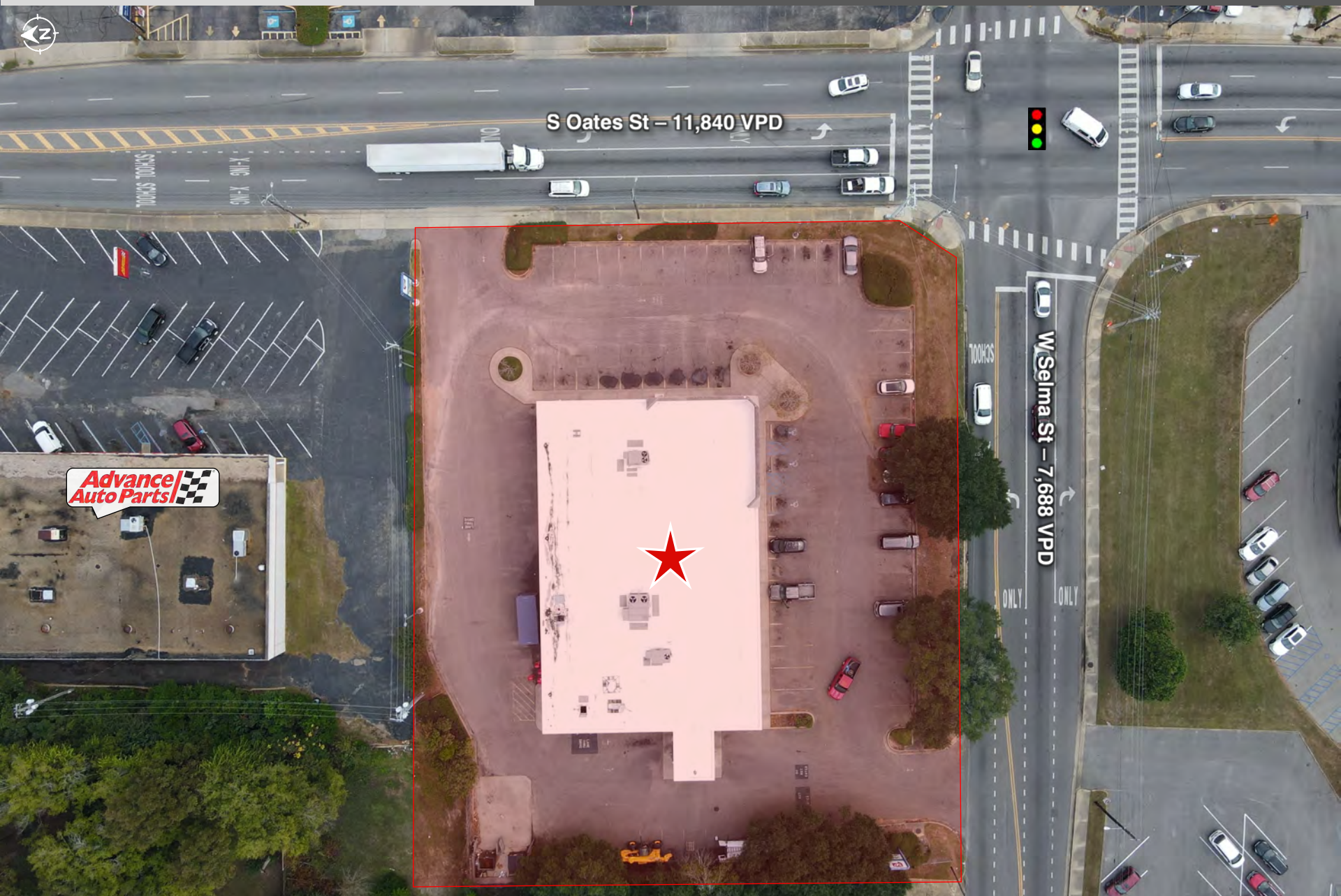


S Oates St - 11,840 VPD

W Selma St - 7,688 VPD

Advance
Auto Parts

DOTHAN PREP
ACADEMY

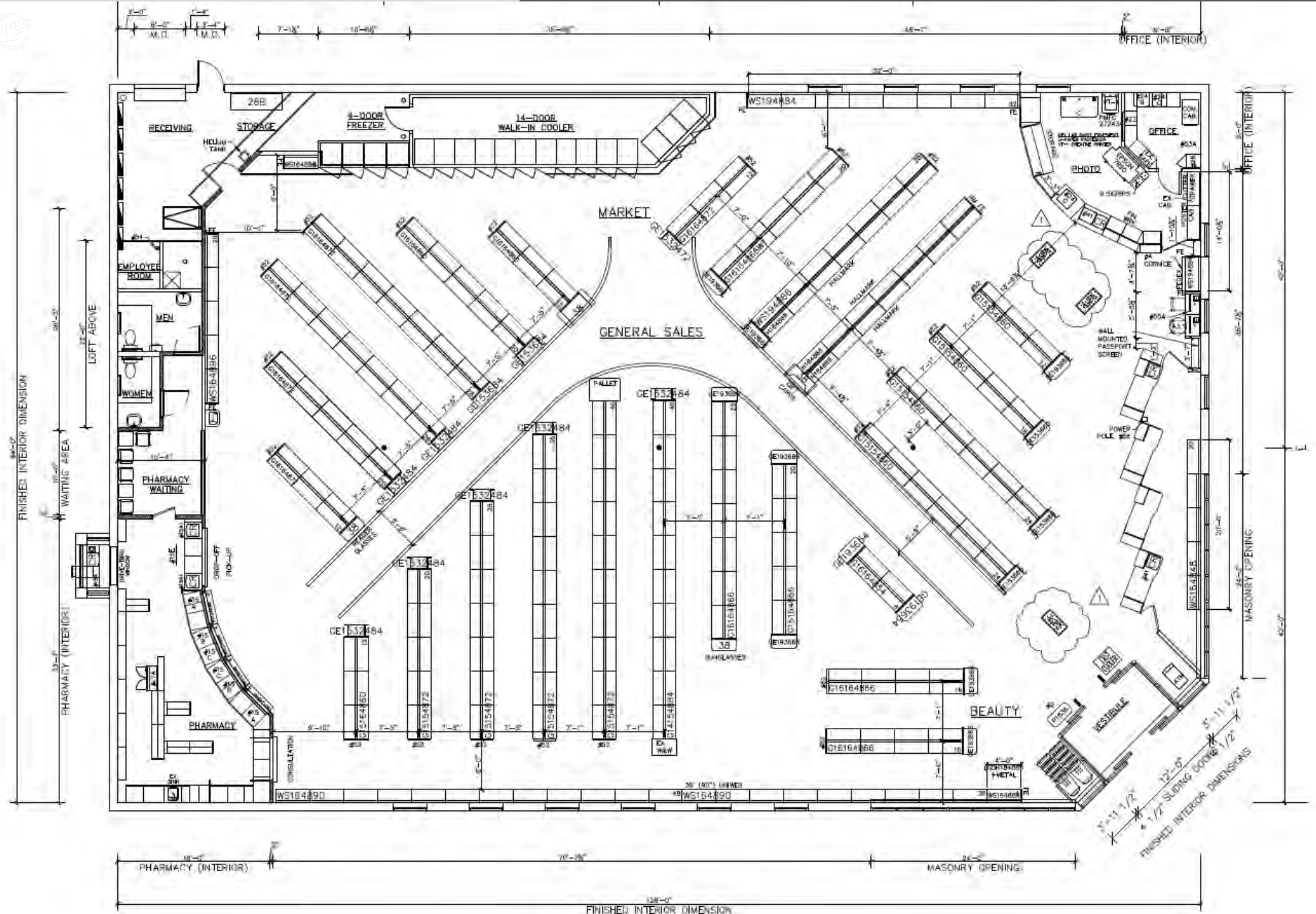


S Oates St – 11,840 VPD



W Selma St – 7,688 VPD

**Advance
Auto Parts**



TERMS

OFFERING PRICE

\$1,150,000

DELIVERY

Vacant (FF&E – Not Included)

TERMS

'As-Is', No Financing Contingency

DEED RESTRICTION

Pharmacy

OFFERS EVALUATED AS RECEIVED

****Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee***

CONTACT

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INVESTMENT OFFERING

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REAL ESTATE