



# 200

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BUYERS DR  
DOTHAN, AL 36303

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200 BUYERS DRIVE

Offering Memorandum



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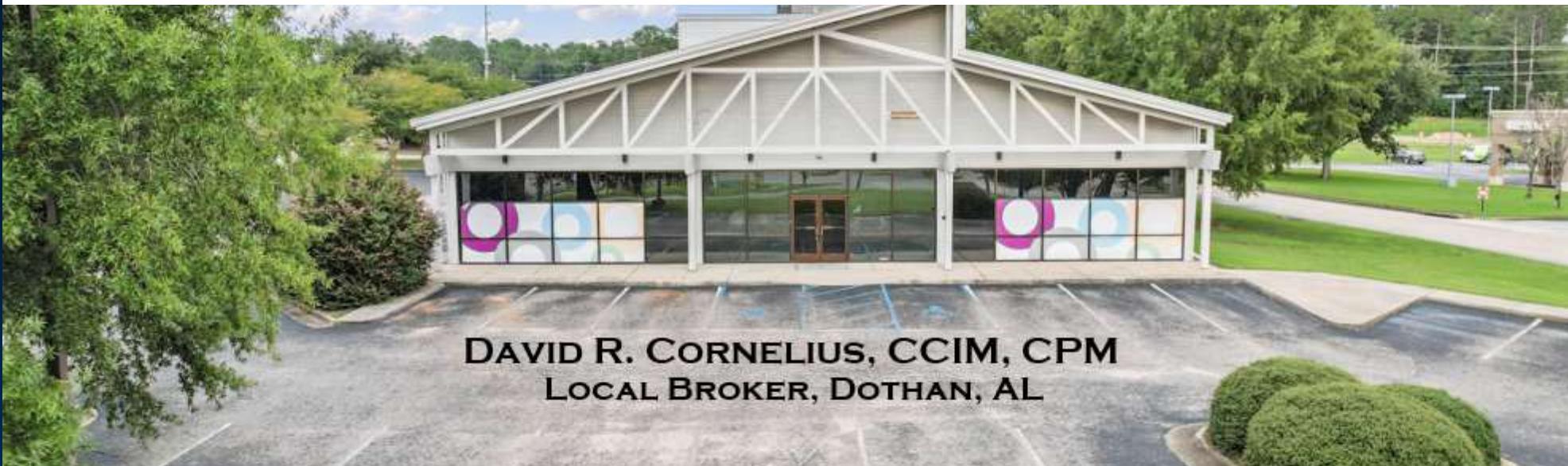
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SECTION 1

# PROPERTY INFORMATION

# Property Summary



## PROPERTY DESCRIPTION

An outstanding opportunity is waiting for your business at 200 Buyers Dr. This property is adjacent to Wiregrass Commons Mall and is suitable for a wide range of commercial uses.

**High Visibility & Accessibility** – Excellent exposure in a convenient Dothan location with ample on-site parking.

Open-design makes this customizable property fit your business needs.

**Strategic Location** – Easy access to major transportation routes for seamless connectivity across the region.

## OFFERING SUMMARY

|                |            |
|----------------|------------|
| Lease Rate:    | Negotiable |
| Available SF:  | 8,960 SF   |
| Lot Size:      | 57,399 SF  |
| Building Size: | 8,960 SF   |

## DEMOGRAPHICS 5 MILES 25 MILES 50 MILES

|                   |          |          |          |
|-------------------|----------|----------|----------|
| Total Households  | 27,532   | 91,669   | 171,527  |
| Total Population  | 65,228   | 225,686  | 425,529  |
| Average HH Income | \$76,328 | \$78,270 | \$74,361 |

# Property Description



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## LOCATION DESCRIPTION

Located in Dothan, AL this property offers exceptional convenience and connectivity. The location provides quick access to major retail hubs such as Wiregrass Commons Mall and Dothan Pavilion, as well as recreational destinations like Westgate Park.

A wide selection of nearby dining options—including Jim N Nicks, Red Lobster, and Chili's—add to the appeal for both employees and clients. In addition, proximity to Southeast Health and Flowers Hospital ensures immediate access to leading healthcare facilities.

With its central position in a high-traffic, amenity-rich area, 200 Buyers Dr presents an outstanding opportunity for businesses seeking a well-connected and desirable office or commercial location in Dothan.

# Complete Highlights



## PROPERTY HIGHLIGHTS

- - High visibility and ample parking
- - Customizable layout options
- - Convenient access
- - Ideal for businesses of all sizes
- - Prime location for commercial uses
- - Versatile and adaptable for various needs

## Additional Photos



# Retailer Map





**DAVID R. CORNELIUS, CCIM, CPM**  
**LOCAL BROKER, DOTHAN, AL**

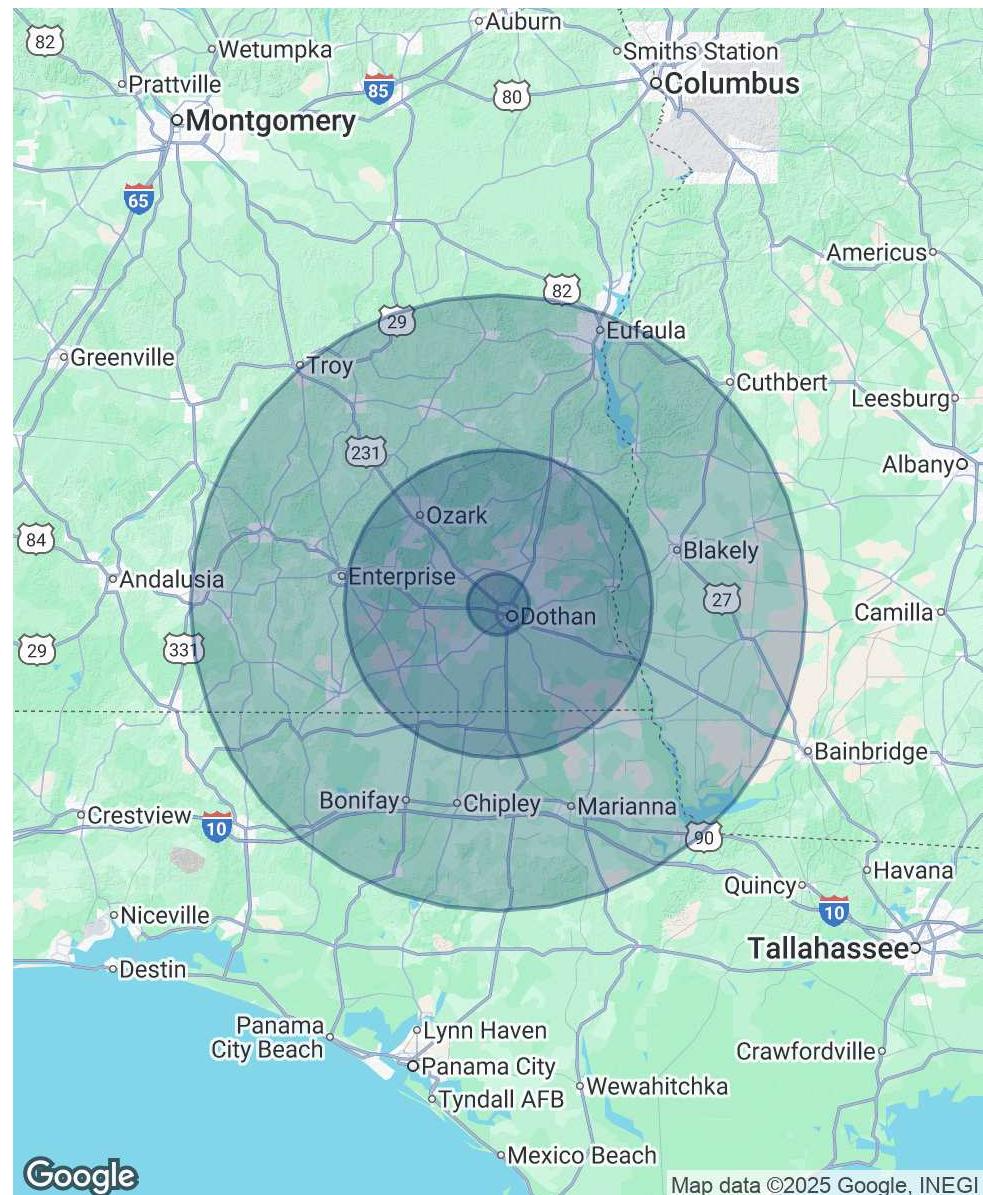
SECTION 2

# DEMOGRAPHICS

# Demographics Map & Report

| POPULATION           | 5 MILES   | 25 MILES  | 50 MILES  |
|----------------------|-----------|-----------|-----------|
| Total Population     | 65,228    | 225,686   | 425,529   |
| 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     | 27,532    | 91,669    | 171,527   |
| # of Persons per HH  | 2.4       | 2.5       | 2.5       |
| Average HH Income    | \$76,328  | \$78,270  | \$74,361  |
| Average House Value  | \$218,527 | \$205,788 | \$192,665 |

Demographics data derived from AlphaMap



Map data ©2025 Google, INEGI



**DAVID R. CORNELIUS, CCIM, CPM**  
**LOCAL BROKER, DOTHAN, AL**

SECTION 3

# ADVISOR BIOS

# 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
- IREM Member

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