

PRIME RETAIL OPPORTUNITY | VACANT SERVICE STATION

Marcus & Millichap is pleased to present to the market for sale this prime retail opportunity on U.S. Route 431 in Dothan, AL. The offering features a vacant service station situated on a ±1.14-acre corner lot with multiple entrances in a very high traffic area across from Dothan High School. Given its excellent position along US 431 with daily traffic counts exceeding 21,700 vehicles, the facility is uniquely poised to be repurposed for a variety of uses including a coffee or donut shop, bait shop, convenience store or restaurant.



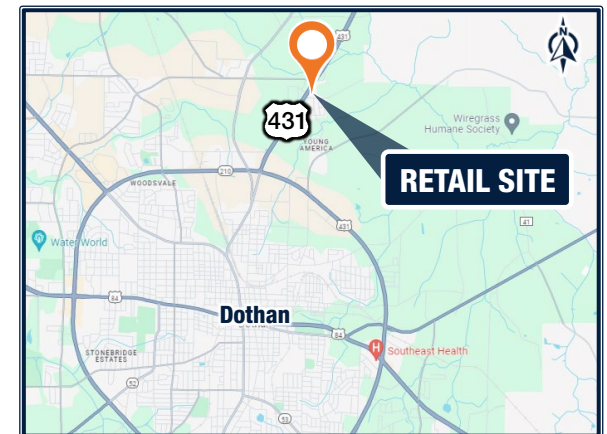
3356 REEVES STREET | DOTHAN, AL 36303

OFFERING SUMMARY

| | |
|-------------------------------|-------------------------------|
| PRICE | \$835,000 |
| Market Area | Dothan / Enterprise Submarket |
| Building Size | ±929 SF |
| Year Built Renovated | 1972 2010 |
| Land Area | ±1.14 Acres |
| Land Use Category | Commercial (Retail) |

INVESTMENT HIGHLIGHTS

- **Very High Traffic Volume** | +21,700 VPD
- **Signalized Corner Lot** | US 431 (Reeves St) & Roney St
- **Ingress & Egress** | Easy access with multiple entrances
- **Prime Location** | Across from Dothan High School
- **Variety of Uses** | Service station, coffee/donut shop, bait shop, convenience store, restaurant



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DEMOGRAPHICS

| POPULATION | 1-MILE | 3-MILES | 5-MILES | HOUSEHOLDS | | | | INCOME | | | |
|------------------------|--------|---------|---------|------------------------|-----|-------|--------|-------------------|----------|----------|----------|
| 2028 Projection | 1,375 | 17,332 | 48,373 | 2028 Projection | 590 | 7,546 | 20,754 | Average | \$62,241 | \$47,839 | \$62,310 |
| 2023 Estimate | 1,083 | 15,860 | 46,632 | 2023 Estimate | 461 | 6,882 | 19,935 | Household | \$37,553 | \$31,584 | \$38,044 |
| 2020 Census | 937 | 15,277 | 46,042 | 2020 Census | 375 | 6,449 | 19,371 | Per Capita | \$26,520 | \$20,834 | \$26,777 |



exclusively listed

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