

Attention: Mini-Storage Buyers

1924, 1950 & 1970 Reeves Street Dothan, Alabama 36303

Property Highlights

- 67,600 heated and cooled space for conversion to a climate-controlled facility
- Current buildings can be expanded to a total of 77,300 of heated and cooled space
- Layout for additional 60,000 square feet of climate-controlled storage
- Numerous spaces for dry storage
- 7 acres - most of the area is paved

Property Overview

Prominent Location on U.S. 431
Short Distance to Ross Clark Circle
Excellent Visibility
Easy Access from U.S. 431 and Ross Clark Circle
Level, Paved Parking
Adequate Space for Additional Storage
High Daytime Workforce in Area

Offering Summary

Sale Price:	\$3,380,000
Building Size:	67,600 SF
Lot Size:	7 Acres

Demographics 5 Miles 10 Miles 30 Miles

Total Households	26,481	45,650	109,488
Total Population	56,824	101,214	242,239
Average HH Income	\$53,809	\$58,643	\$54,710

For More Information

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For Sale

67,600 SF | \$3,380,000

Easy conversion to Climate-Controlled Mini-Storage



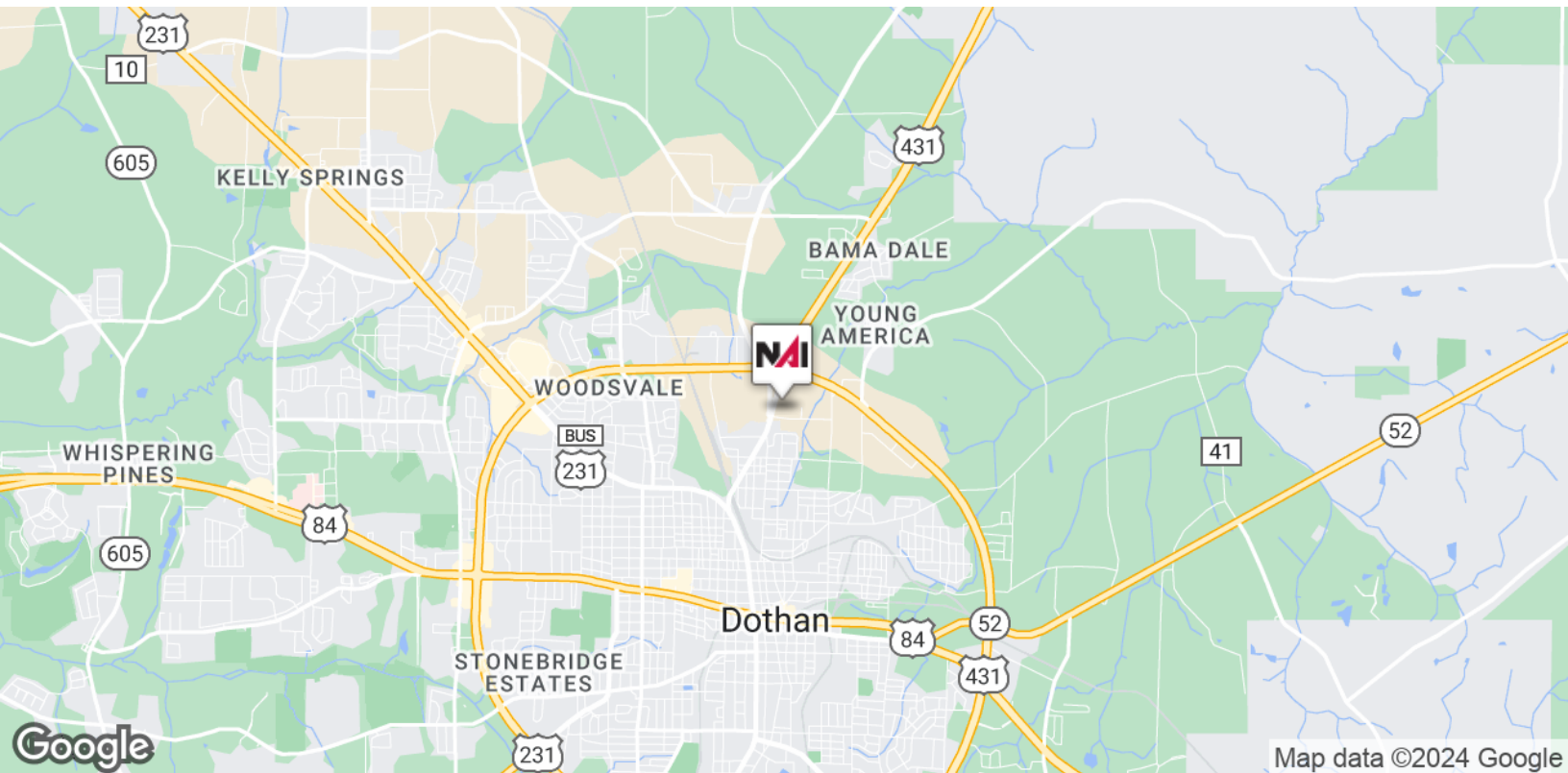
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For Sale

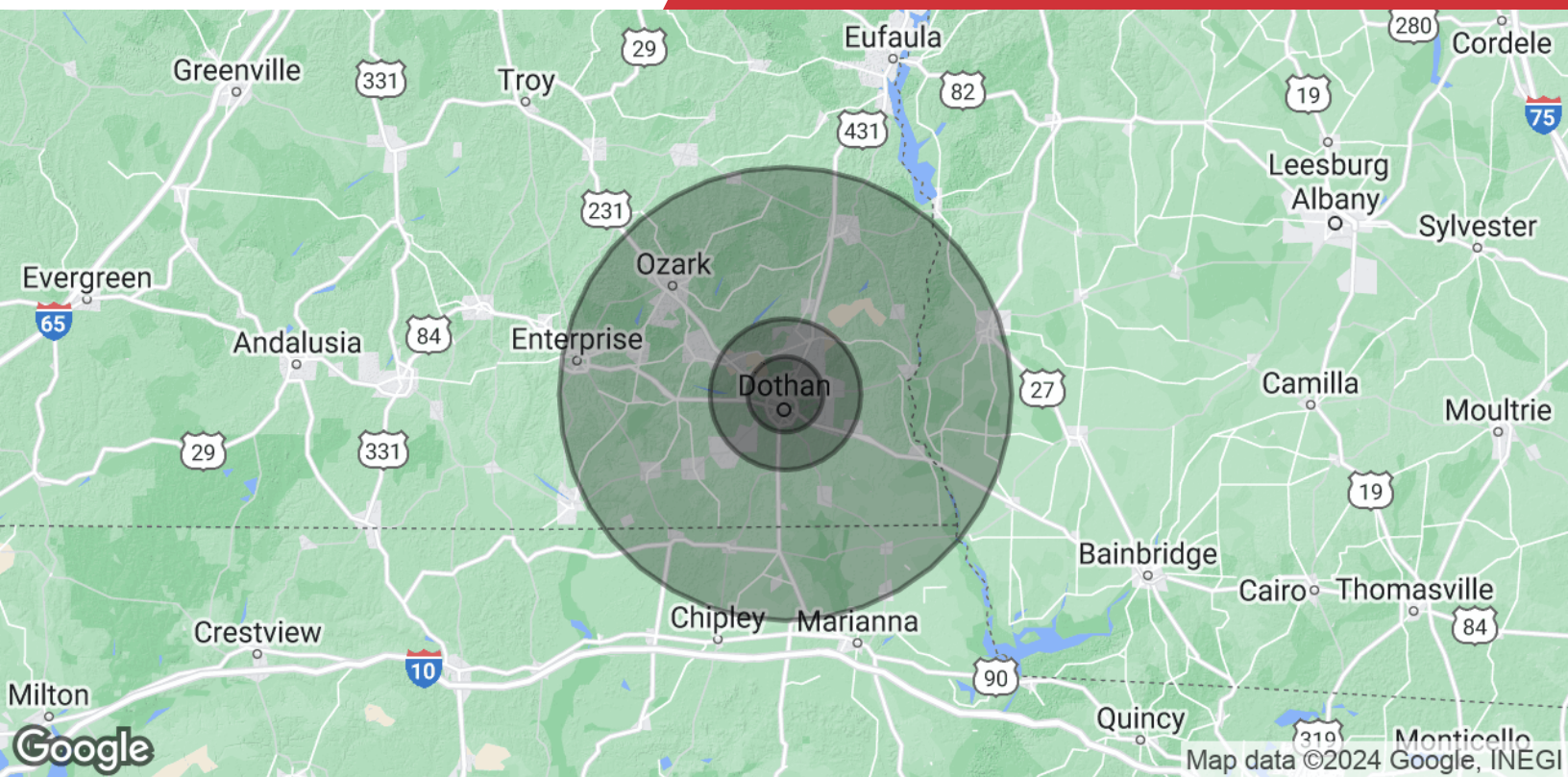
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Easy conversion to Climate-Controlled Mini-Storage



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Population

	5 Miles	10 Miles	30 Miles
Total Population	56,824	101,214	242,239
Average Age	39.1	39.8	40.2
Average Age (Male)	36.3	37.3	38.8
Average Age (Female)	41.2	41.9	41.7

Households & Income

	5 Miles	10 Miles	30 Miles
Total Households	26,481	45,650	109,488
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$53,809	\$58,643	\$54,710
Average House Value	\$134,016	\$143,747	\$135,012

* Demographic data derived from 2020 ACS - US Census