FOR SALE

668 S. Oates Street Dothan, AL 36301

NAI TALCOR

Tenant in Place | 3,468 SF

This 3,468 SF building is located at the lighted corner of S. Oates and W. Franklin Street in Downtown Dothan. Property can be purchased with Tenant in place, leased through November 2026. Currently being used for automotive related services. 1/2 mile to E. Main St and 2 miles to Ross Clark Circle.

- Property can be purchased with Tenant in place
- Leased through November 2026
- 9% cap rate
- 3,468 sq. ft. building with 1,269 sq. ft. of air-conditioned office/retail space.
- 1 garage with 1 roll-up door fronting S. Oates St
- 1 garage with 3 roll-up doors fronting W. Franklin
- 4 offices with lobby area
- 15± parking spaces

OFFERING SUMMARY	
SALE PRICE	$330,000
ZONING	Downtown Edge
BUILDING SIZE	3,468 SF
LOT SIZE	0.439 Acres

Demographics	5 Miles	10 Miles	20 Miles
Total Population:	63,024	102,132	151,115
Average HH Income:	$55,717	$58,775	$55,967

✉ **Shannon Auty**
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✉ **Kenny Whatley**
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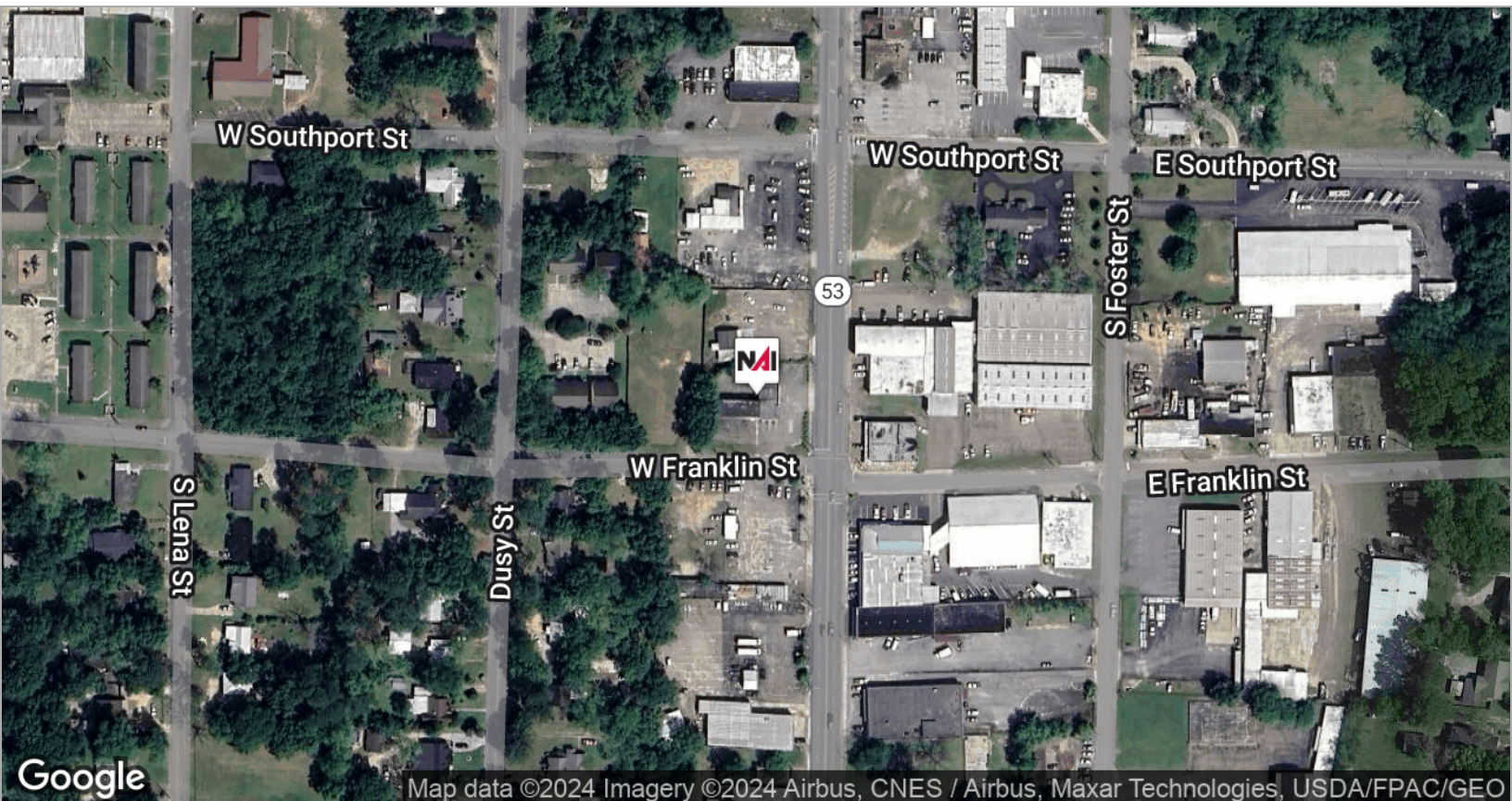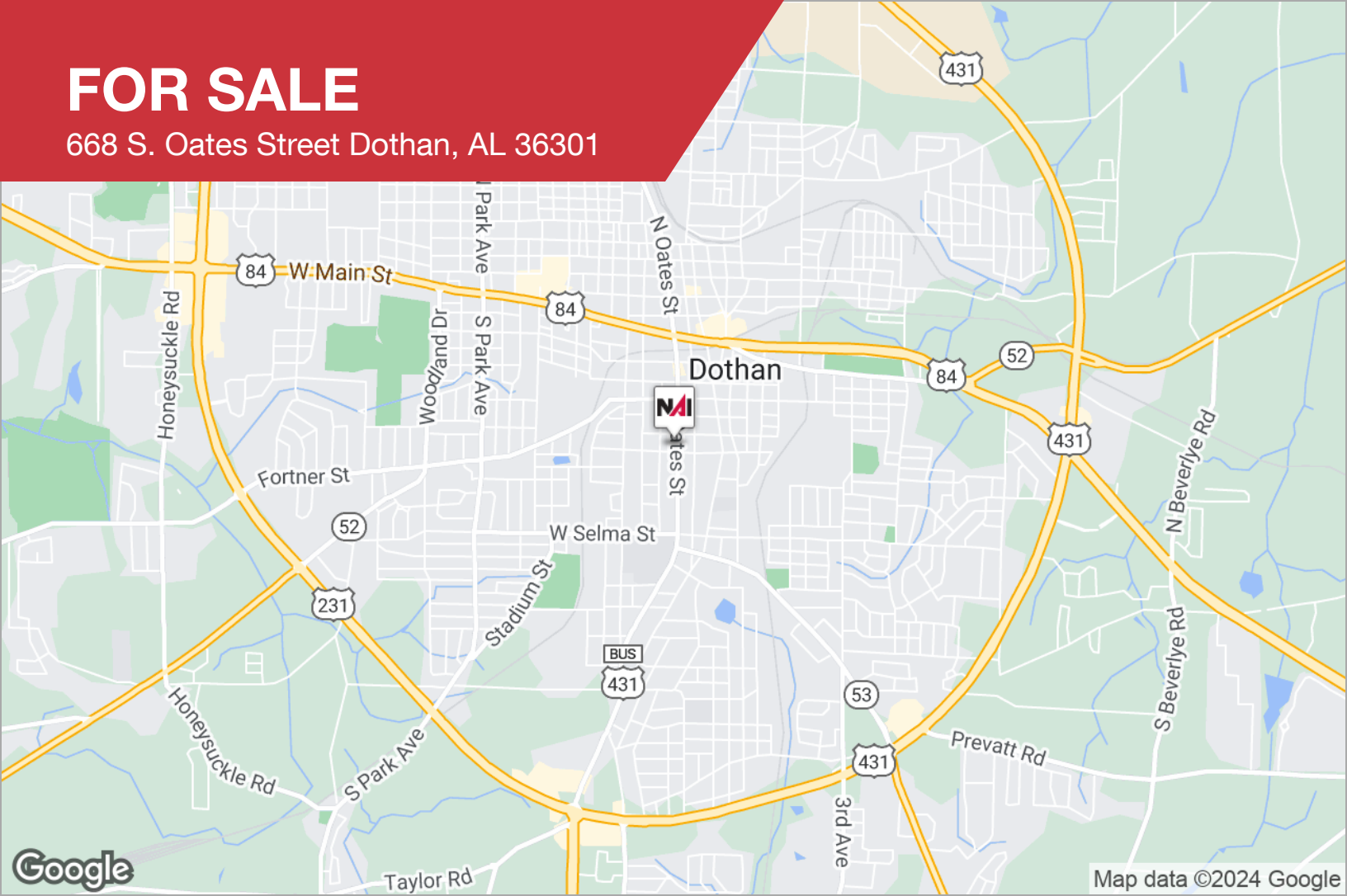
NAI TALCOR
107 Hidden Glen Way
talcor.com

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SITE

W Franklin St

South Oates Street

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668 S. Oates Street Dothan, AL 36301

23'

63'

90'

24'

3'   25'

1+1
3468 sf

30'

72'

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NAITALCOR
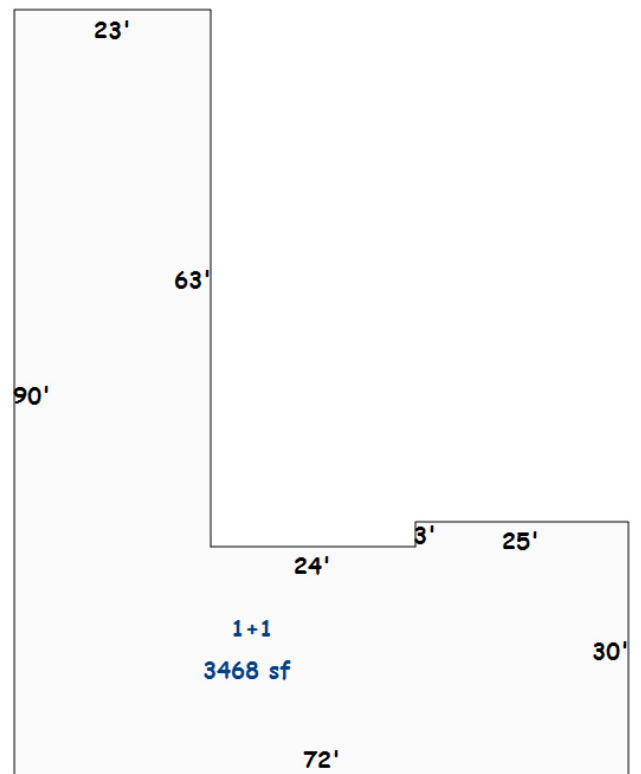
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Map data ©2024 Google
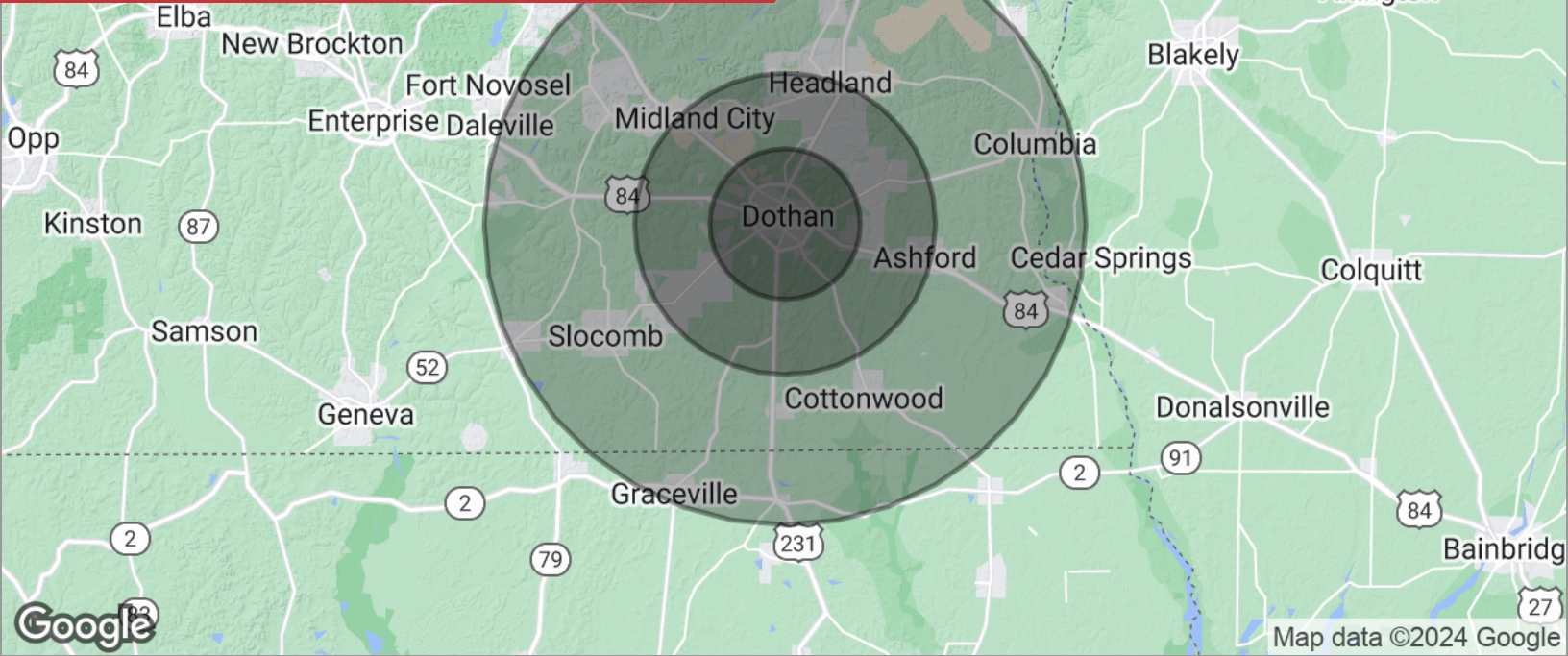
DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	20 MILES
Total population	63,024	102,132	151,115
Median age	39.2	39.7	40.4
Median age (male)	36.5	37.2	38.6
Median age (Female)	41.3	41.7	41.9

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	29,294	45,893	67,822
# of persons per HH	2.2	2.2	2.2
Average HH income	$55,717	$58,775	$55,967
Average house value	$137,757	$143,626	$135,491

* Demographic data derived from 2020 ACS - US Census

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