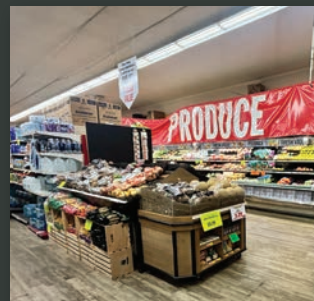


# For Sale Oxford Corner Retail Investment

601 Main St | Oxford, AL 36203

~9,710 Sq Ft  
For Sale – Call for Pricing



## Location



## Property Highlights

- ±9,710 SF Retail Brick Building on ±1.73 Acres
- Prime Corner Location at Main St & E 2nd St in Oxford, AL
- Signalized Intersection with Strong Visibility and Traffic Exposure
- Three Parcels Included (2109301001040000, 210930100104001, 2109301001039000)
- Ample On-Site Parking and Easy Ingress/Egress
- Established Retail Corridor Surrounded by Residential Neighborhoods
- Functional Layout Ideal for Retail, gym, office or medical office
- Convenient Access to I-20 (Birmingham-Atlanta Corridor)
- Strong Demographics with Consistent Daily Traffic Drivers
- Opportunity for Owner-User or Investment Purchase
- Potential for Expansion or Redevelopment on Large Lot
- CALL FOR PRICING

## **NAI** Chase Commercial

Commercial Real Estate Services, Worldwide.

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**For Sale**

# Oxford Corner Retail Investment

601 Main St | Oxford, AL 36203

**~9,710 Sq Ft**

**For Sale - Call for Pricing**

## Site Plan



## Property Description

This offering consists of a ±9,710 square foot retail brick building situated on approximately 1.73 acres of land. The property is well-suited for a variety of retail or service-oriented concepts. The building features a functional layout with ample open retail space, storage areas, and customer parking. The generous land size allows for adequate parking, delivery access, and potential future expansion or redevelopment opportunities.

The site includes three parcels (Parcel Numbers: 2109301001040000, 210930100104001, and 2109301001039000), providing flexibility and long-term value for investors or owner-users. This property represents a compelling opportunity to acquire a well-located retail asset in a growing market with strong fundamentals.

## Location Description

The subject property is strategically located at the signalized intersection of Main Street and East 2nd Street in Oxford, Alabama, offering excellent visibility and accessibility. Positioned in a well-established commercial corridor, the site benefits from steady traffic counts and strong surrounding residential density, making it ideal for Retail Store, Office, Gym or Medical. Historic Main Street Oxford is a charming, award winning district in Northeast Alabama, recognized for its preserved 19th-century architecture, local boutiques, and dining.

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For Sale

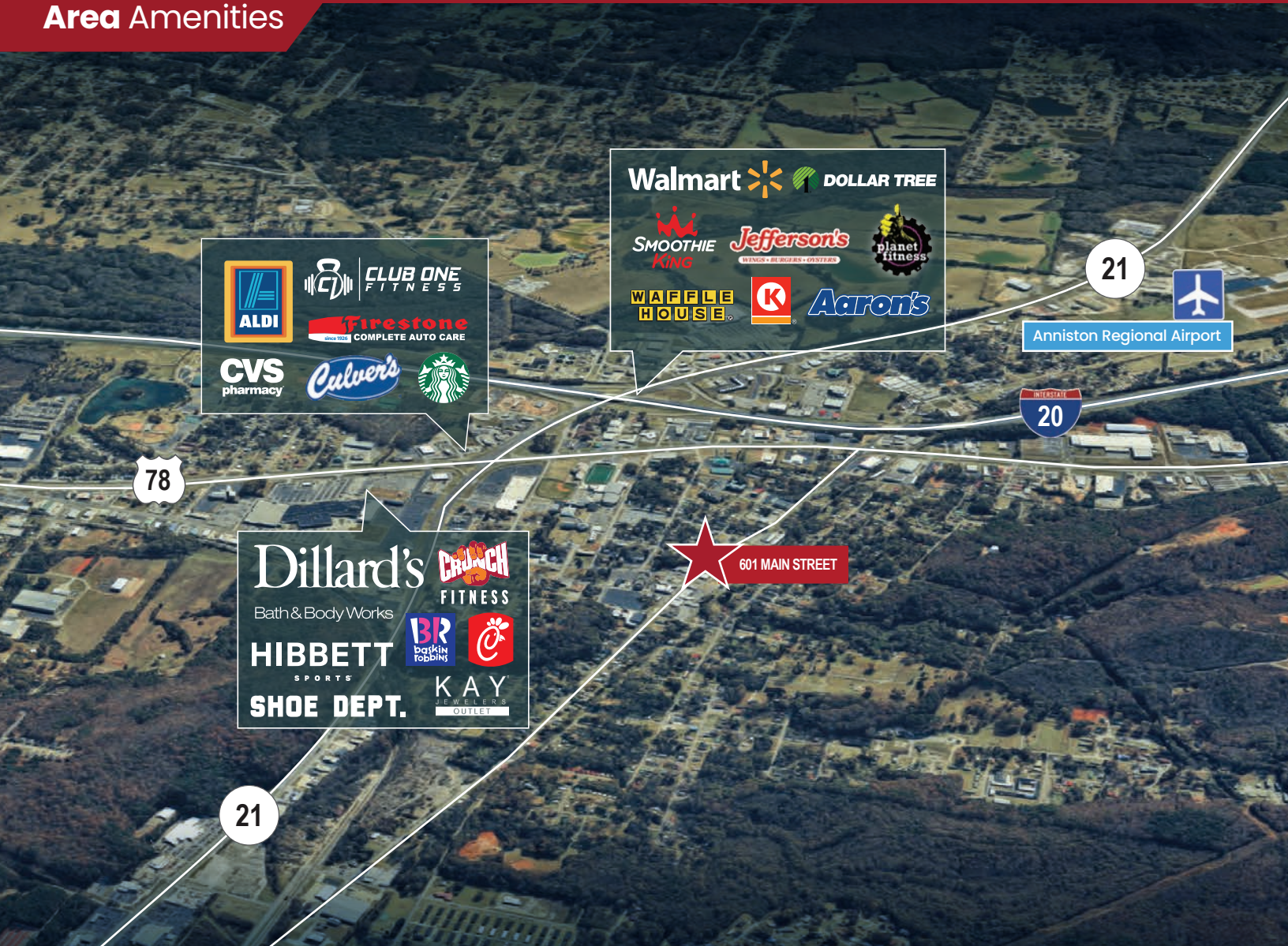
# Oxford Corner Retail Investment

601 Main St | Oxford, AL 36203

# ~9,710 Sq Ft

For Sale - Call for Pricing

## Area Amenities



★ 601 MAIN STREET

## More Information



For more information and to see other available properties, check out this listing at [chasecommercial.com](http://chasecommercial.com) or scan the QR code on your mobile device.

## Area Demographics

	Total Households	Total Population	Average HH Income
1 Mile	1,328	3,218	\$47,544
3 Miles	8,134	20,261	\$73,195
5 Miles	17,379	42,586	\$73,017

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