

## For Sale or Lease

### Property Description

This office building has two suites that are available for lease: Suite A is approximately 5,200 ± SF. Suite B is approximately 2,550 ± SF. The property is in good condition, and would make a very nice office for an owner/occupant. The location of the property is just one block south of Airport Boulevard and is approximately one mile from I-65, so it is very convenient for many professional offices.

### For Sale

- Building Size: 7,750 ± SF
- \$529,000

### Property Information

- Building Size: 7,750 ± SF
- Plenty of parking
- Easy access to I-65 via Airport Boulevard
- Tenant pays electricity, gas, and data/phone costs

### Traffic Counts (ADT 2017)

- On Airport Boulevard, north of site: 43,520
- On I-65, east of site: 99,430

### 2019 Demographics

	3 mi.	5 mi.	7 mi.
Population	66,314	167,921	240,249
Avg. HH Income	\$68,405	\$62,296	\$60,937

### For Lease

- Suite A: 5,200 ± SF (\$9.00 PSF)
- Suite B: 2,550 ± SF (\$10.00 PSF)
- Annually Modified Gross

### Area Businesses

- Starbucks
- Carrabba's Italian Grill
- Red Lobster
- T.J.Maxx
- The Fresh Market
- PNC Bank
- Jack Green Insurance
- Edward Jones-Financial Advisor
- Small Animal Clinic



**Jill Meeks**

Direct: 251-375-2499  
Cell: 251-421-0695  
jmeeks@stirlingprop.com

# Professional Office Space Available

4358 Midmost Drive, Mobile, AL

