

For Sale or Lease

Property Overview

Stirling Properties is pleased to offer this free standing 12,070 +/- SF building that was originally constructed in 1998 with complete renovations in 2013. These renovations include retail, warehouse, 4 offices, conference room, kitchen and a service room. With over 25,000 vehicles per day this site consists of approximately 1.6 +/- acres with direct ingress/ egress to University along with cross access with the adjacent properties leading to the Walmart neighborhood Market. **Owner-occupant looking to relocate; no holdover tenants & flexible schedule for closing.**

DO NOT DISTURB TENANT. Call for showing.

Property Information

- 12,070 SF +/-
- Lease Rate: \$7.90 PSF
- Lease Type: NNN
- **Reduced** Sale Price: \$699,000
- Free-Standing Building
- Parking: 4/1000

Traffic Counts (ADT 2017)

- S. University Blvd.: 20,100
- Cottage Hill Rd.; south of site: 31,440

Area Businesses

- Walmart Neighborhood Market
- Regions Bank
- ABC Select Spirits
- Hancock Whitney Bank
- Dollar General
- PNC Bank
- Rite Aid



12,000 SF Multi-Purpose Building

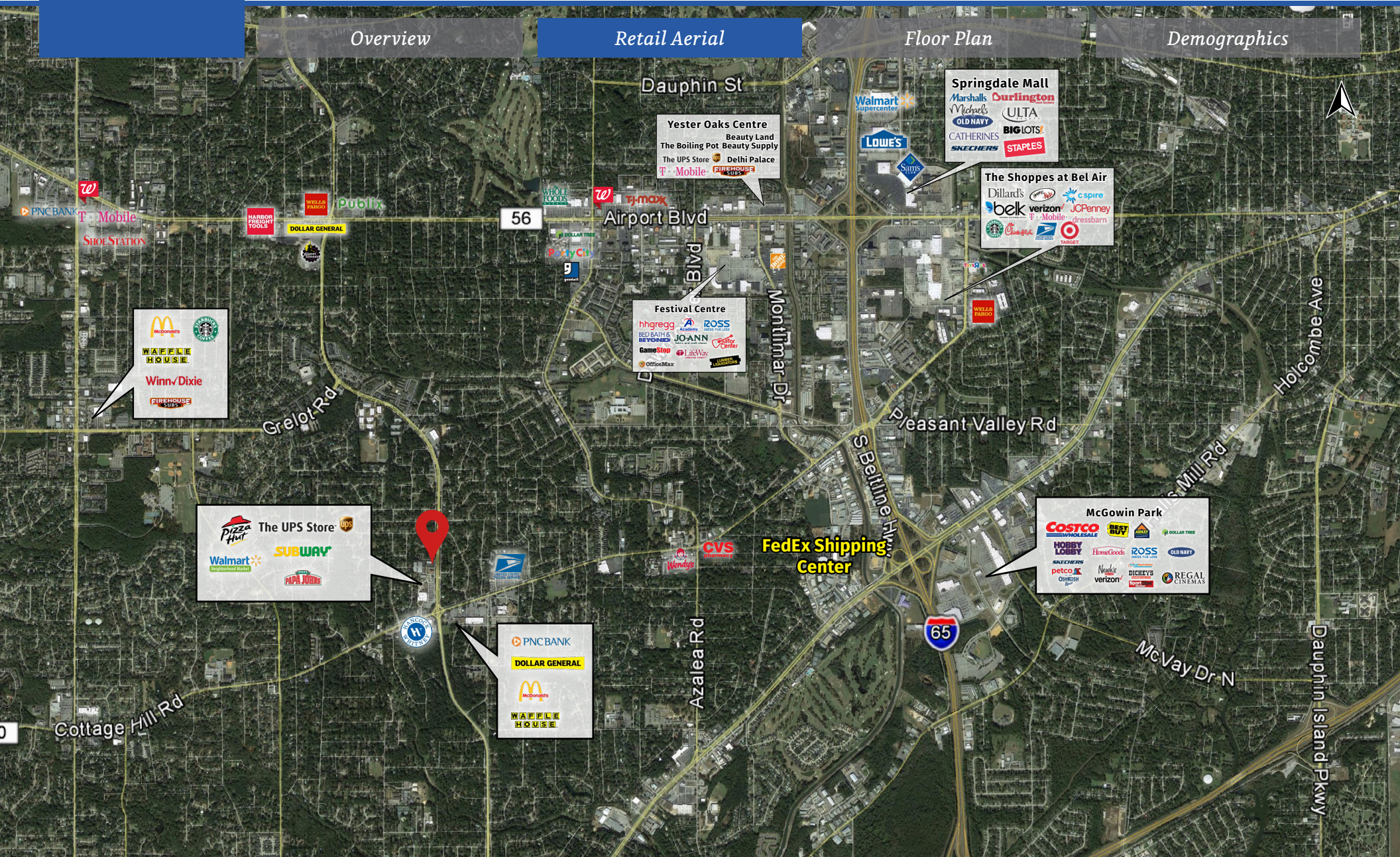
664 S. University Blvd., Mobile, AL

Overview

Retail Aerial

Floor Plan

Demographics



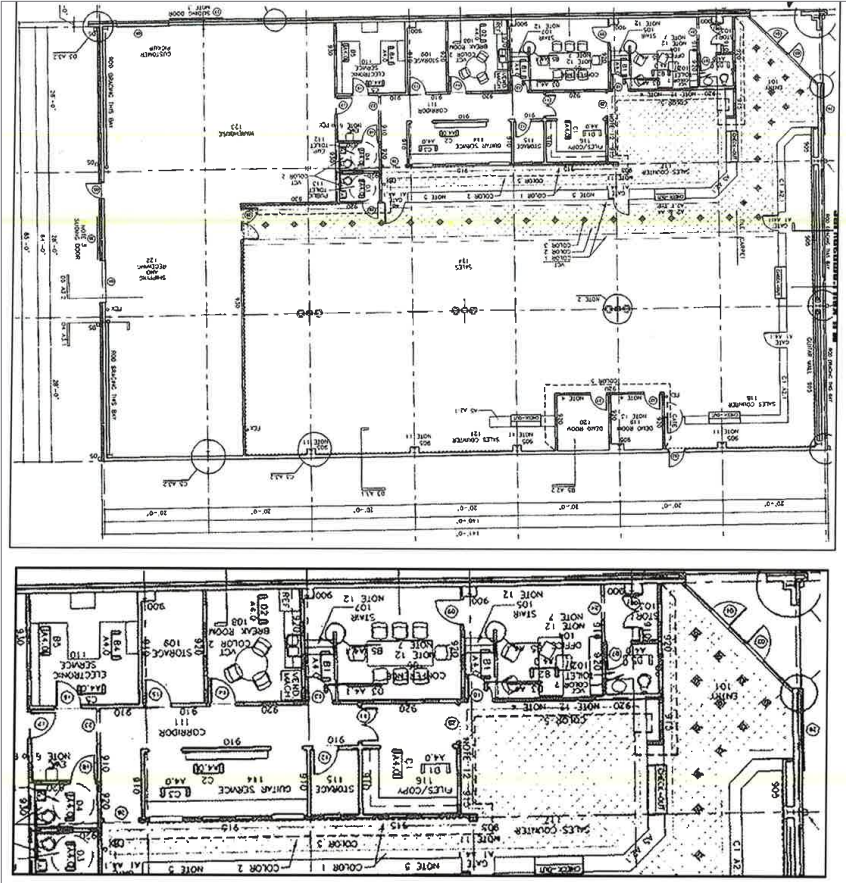
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Click image for larger view

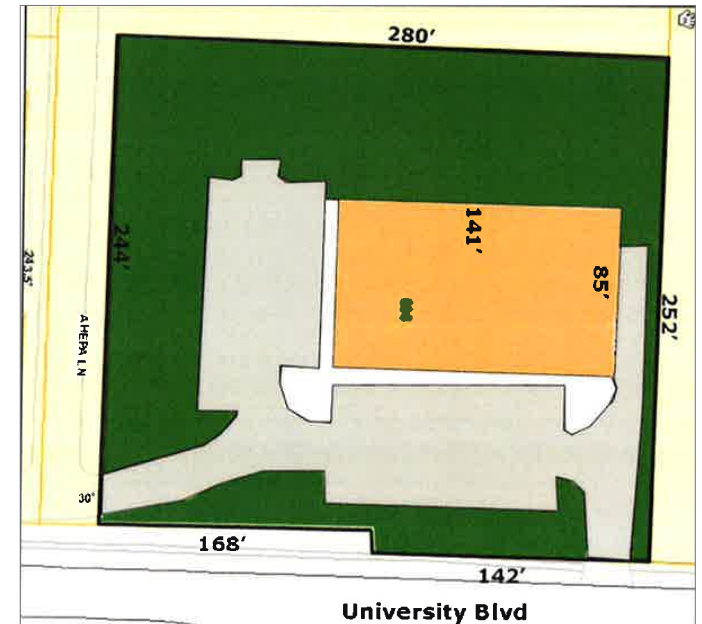


Dimensions (+/-)

- Building: 85' X 141'
- Warehouse: 2,875 SF
- Open Retail: 7,239 SF
- Office Space: 1,760 SF
- Office 1: 10' x 12'
- Office 2: 10' x 12'
- Office 3: 10' x 12'
- Conference Room: 14' x 19'
- Kitchen: 14' x 11'
- Office 4: 14' x 9'
- Server Room: 6' x 11'
- File/Copy Room: 14' x 11'
- Service Room: 20' x 11'

Property Details

- Sq ft. Heated and Cooled : 11,874 +/-
- Retail Space: 7,239 SF +/-
- Office Space: 1,760 SF +/-
- Warehouse Space: 2,875 SF +/-
- Year Built: 1998
- Lot Size: 1.60 Acres +/-
- Parking Spaces: 49
- Bathrooms: 3
- Frontage: 360 ft. on University Blvd.
- Construction: Brick and Block on Slab Foundation. 15' eave height.



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	1 mile	3 miles	5 miles
2018 Estimated Population	9,626	68,687	152,380
2023 Projected Population	9,585	69,037	152,648
2010 Census Population	10,124	69,379	152,402
2000 Census Population	10,132	65,768	147,214
Projected Annual Growth 2018 to 2023	-0.1%	0.1%	-
Historical Annual Growth 2000 to 2018	-0.3%	0.2%	0.2%
2018 Median Age	38.3	36.8	36.3
2018 Estimated Households	4,435	31,651	65,509
2023 Projected Households	4,507	32,449	67,052
2010 Census Households	4,431	30,404	62,476
2000 Census Households	4,374	27,812	58,978
Projected Annual Growth 2018 to 2023	0.3%	0.5%	0.5%
Historical Annual Growth 2000 to 2018	0.1%	0.8%	0.6%
2018 Estimated White	53.7%	62.2%	56.6%
2018 Estimated Black or African American	38.7%	30.0%	37.0%
2018 Estimated Asian or Pacific Islander	4.1%	3.8%	2.9%
2018 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.3%
2018 Estimated Other Races	3.2%	3.7%	3.2%
2018 Estimated Hispanic	3.9%	4.4%	3.6%
2018 Estimated Average Household Income	\$65,217	\$71,319	\$70,602
2018 Estimated Median Household Income	\$47,034	\$53,600	\$52,884
2018 Estimated Per Capita Income	\$30,060	\$32,928	\$30,456
2018 Estimated Total Businesses	331	4,107	8,109
2018 Estimated Total Employees	4,864	51,837	93,181
2018 Estimated Employee Population per Business	14.7	12.6	11.5
2018 Estimated Residential Population per Business	29.1	16.7	18.8

