

#### **Jack Conger**

Direct: 251-375-2485 Cell: 214-729-6337 jconger@stirlingprop.com

# 12,000 SF Multi-Purpose Building

### 664 S. University Blvd., Mobile, AL

Overview

Traffic Counts (ADT 2017)

• S. University Blvd.: 20,100

31,440

• Cottage Hill Rd.; south of site:

Retail Aerial

Demographics

## 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.

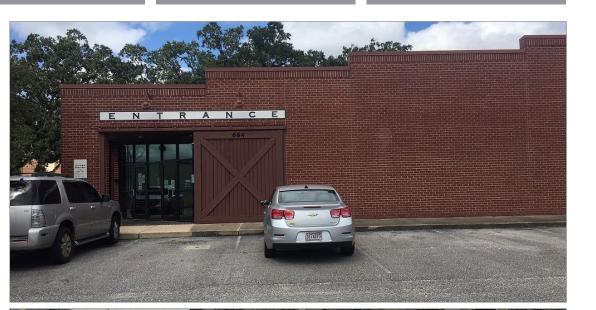
DO NOT DISTURB TENANT. Call for showing.

### **Property Information**

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

### **Area Businesses**

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



Floor Plan



### stirlingproperties.com f У 🞯 in

The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lesse or withforwal, without notice. 6/19

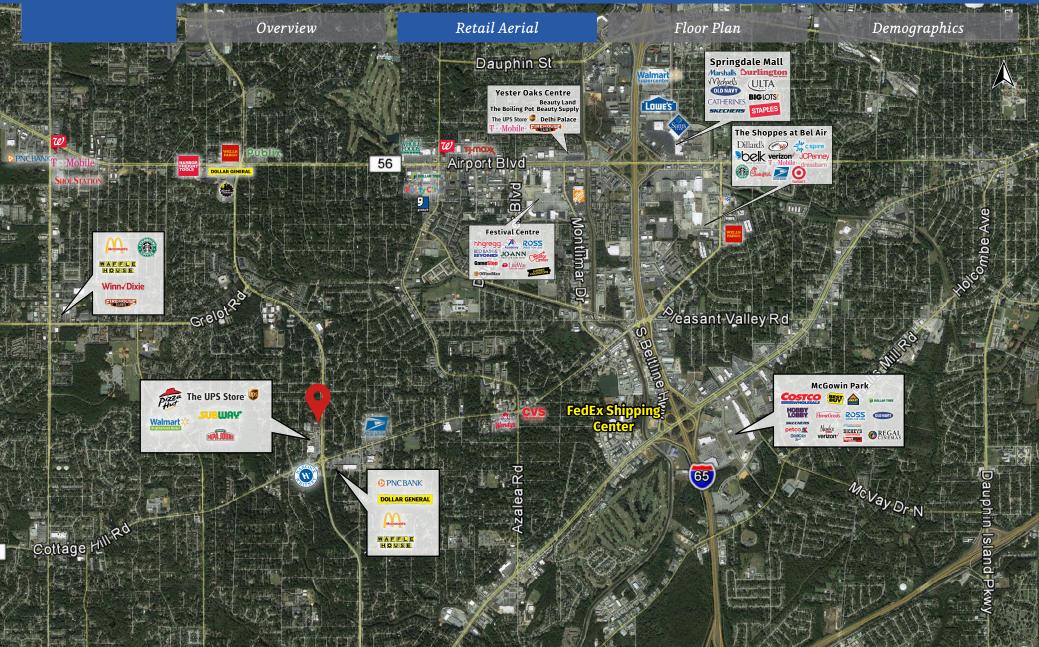


### **Jack Conger**

Direct: 251-375-2485 Cell: 214-729-6337 jconger@stirlingprop.com

# 12,000 SF Multi-Purpose Building

664 S. University Blvd., Mobile, AL



stirlingproperties.com f 🎔 🞯 in

The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lesset to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/lesses deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice. 6/19

Member of - RETAIL BROKERS NETWORK



### **Jack Conger**

Direct: 251-375-2485 Cell: 214-729-6337 jconger@stirlingprop.com

# 12,000 SF Multi-Purpose Building

### 664 S. University Blvd., Mobile, AL

**Demographics** 

1.60 Acres +/-

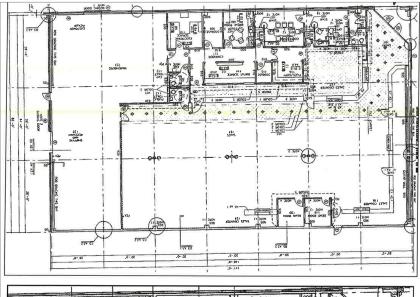
49

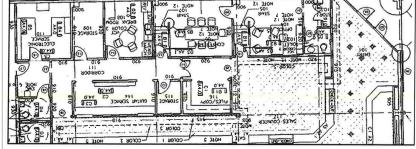
3

Overview

Retail Aerial

### 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'
		201 441

5.	85' X 141'
use:	2,875 SF
etail:	7,239 SF
pace:	1,760 SF
:	10' x 12'
:	10' x 12'
:	10' x 12'
nce Room	: 14' x 19'
:	14' x 11'
:	14' x 9'
Room:	6' x 11'

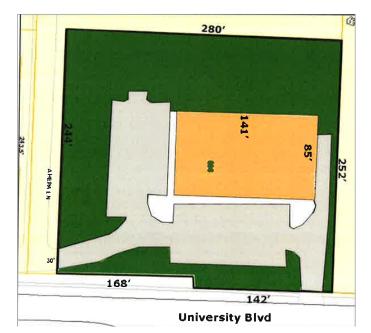
 Service Room: 20' x 11'

### **Property Details**

Floor Plan

۰	Sq ft. Heated and Cooled :	11,874 +/-
•	Retail Space:	7,239 SF +/-
•	Office Space:	1,760 SF +/-

- 2,875 SF +/-• Warehouse Space:
- Year Built: 1998
- Lot Size:
- Parking Spaces:
- Bathrooms:
- 360 ft. on University Blvd. Frontage:
- Construction: Brick and Block on Slab Foundation. 15' eave height.



f 🎔 🞯 in stirlingproperties.com

The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice. 6/19

Member of 
RETAIL BROKERS NETWORK

# STIRLING PROPERTIES

### **Jack Conger**

Direct: 251-375-2485 Cell: 214-729-6337 jconger@stirlingprop.com

# 12,000 SF Multi-Purpose Building

### 664 S. University Blvd., Mobile, AL

	Overview	Retail A	Aerial
	<u>1 m</u>	ile 3 miles	5 miles
2018 Estimated Population	9,6	26 68,687	152,380
2023 Projected Population	9,5	85 69,037	152,648
2010 Census Population	10,1		152,402
2000 Census Population	10,1	32 65,768	147,214
Projected Annual Growth 2018 to 2023	-0.1	% 0.1%	-
Historical Annual Growth 2000 to 2018	-0.3		0.2%
2018 Median Age		3.3 36.8	36.3
2010 Incuall Aye	30	0.0 00.0	30.3
2018 Estimated Households	4,4		65,509
2023 Projected Households	4,5	07 32,449	67,052
2010 Census Households	4,4	31 30,404	62,476
2000 Census Households	4,3	74 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%
	50.5	<u></u>	
2018 Estimated White	53.7		56.6%
2018 Estimated Black or African American	38.7		37.0%
2018 Estimated Asian or Pacific Islander	4.1		2.9%
2018 Estimated American Indian or Native Alaskan	0.3		0.3%
2018 Estimated Other Races	3.2		3.2%
2018 Estimated Hispanic	3.9	4.4%	3.6%
2018 Estimated Average Household Income	\$65,2	17 \$71,319	\$70,602
2018 Estimated Median Household Income	\$47,0		\$52,884
2018 Estimated Per Capita Income	\$30,0		\$30,456
2018 Estimated Total Businesses		31 4,107	8,109
2018 Estimated Total Busilesses	3 4,8		93,181
2018 Estimated Total Employees 2018 Estimated Employee Population per Business	,		93,181
		).1 16.7	18.8
2018 Estimated Residential Population per Busines	.5 25	.1 10.7	10.8

stirlingproperties.com f 🎔 🞯 in

The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice. 6/19