

#### **Nathan Handmacher**

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# Office/Retail Space Available

758 Downtowner Blvd., Mobile, AL

### For Lease/Sale

#### **Property Summary**

Well maintained office/retail building with warehouse for lease. This is a unique property that can be used in many different ways. Currently configured with +/- 3,000 SF of showroom space, +/- 1,000 SF of office space, and +/- 2,000 SF of heated and cooled warehouse space. The building includes a full bath plus a handicap accessible bath and a kitchen. Call for more information or to schedule a showing.

#### Available

• +/- 6,000 SF

### Price

- \$5,000 NN (Monthly)
- \$495,000 (Sale)

#### Traffic Counts (ADT 2017)

• Airport Boulevard, north of site: 43,520



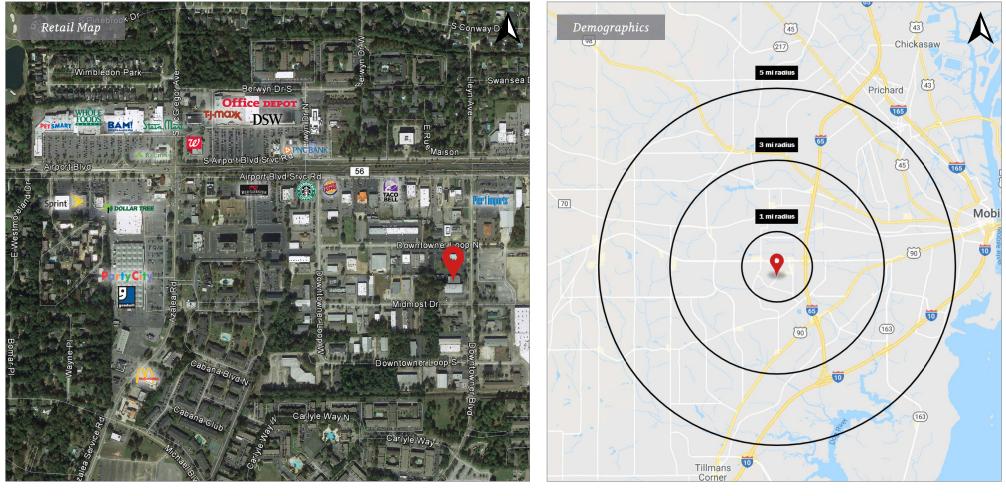


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2019 Demographics	1 mi.	3 mi.	5 mi.
Population	9,804	66,858	168,304
Avg. HH Income	\$44,641	\$68,195	\$61,327

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