



**MONARCH
GROUP**

359 Azalea Rd. | Mobile, AL



● Location Highlights

- List Price-\$350,000
- .8 Acre Site
- Full Access
- High Traffic Counts
- Adjacent to Entrance of 545 unit Apartment Complex



● **GAINES ZARZOUR**
Partner

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Area Highlights

- Mobile is the largest city in the Mobile-Daphne-Fairhope CSA, with a total population of 604,726, the second largest in the state. It is the county seat of Mobile County
- 3.5 percent vacancy rate as of 4Q2016, the lowest it has been in over seven years.
- In July 2015, Mobile and Airbus U.S. Manufacturing Facility made history with the start of operations at its A320 Family jetliner final assembly line, as the company's first production site in America.
- In March 2017, Walmart announced groundbreaking of a 2,600,000sf Import Distribution Center in Mobile, only its 6th such facility in the country. Upon completion, the facility will employ 550 full time employees and bring in approximately 600 truckloads of goods per day through the Port of Mobile
- In June 2017, Amazon announced groundbreaking of a \$30,000,000, 362,000sf Sortation Center in Mobile. Upon completion, the facility will employ up to 1,000 personnel
- The Port of Mobile has always played a key role in the economic health of the city beginning with the city as a key trading center between the French and Native Americans down to its current role as the 12th-largest port in the United States.
- Forbes.com No. 1 Mid-Sized City for New Manufacturing Growth

Site Highlights

- ~.8 acres
- 239' of Frontage
- Full Access onto Azalea Road
- Located in the heart of the city, less than 1/4 mile from Mobile's busiest intersection
- Site is just South of Airport/Azalea intersection
- Excellent Access and Visibility
- Close proximity to the city's largest cluster of retailers
- Convenient location for West Mobile, Springhill, and Midtown residents

2. Location Overview

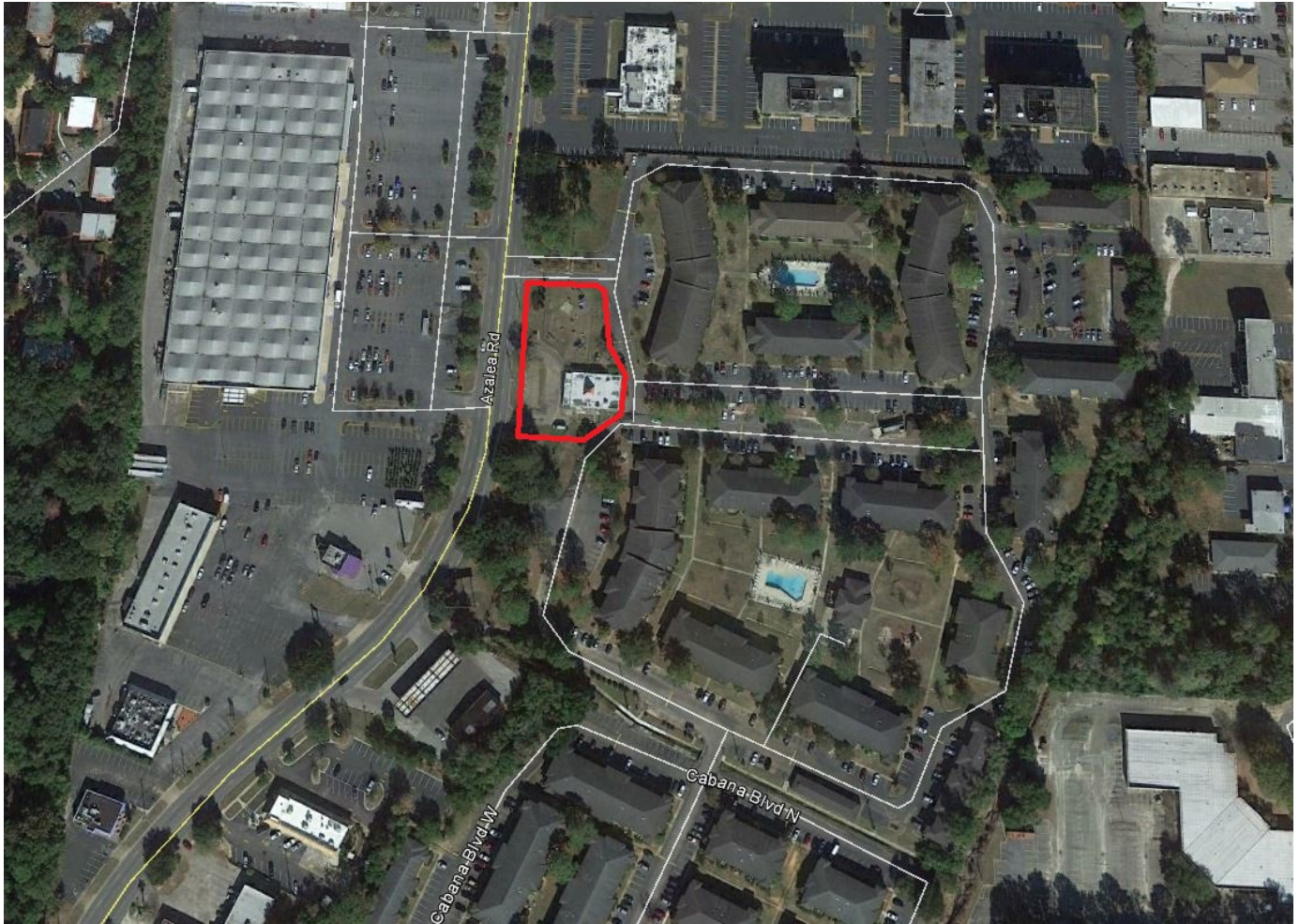
Site Opportunity



The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

2. Location Overview

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3. Demographics

Site Opportunity



Demographic and Income Comparison Profile

359 Azalea Rd, Mobile, Alabama, 36609
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.67289
Longitude: -88.14850

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	11,538	70,823	169,612
Households	5,082	30,464	69,453
Families	2,646	17,614	42,982
Average Household Size	2.25	2.26	2.40
Owner Occupied Housing Units	1,286	15,359	39,840
Renter Occupied Housing Units	3,796	15,105	29,613
Median Age	29.7	33.9	35.6
2017 Summary			
Population	11,548	71,638	172,543
Households	5,064	30,723	70,549
Families	2,579	17,360	42,851
Average Household Size	2.25	2.26	2.40
Owner Occupied Housing Units	1,230	14,538	38,424
Renter Occupied Housing Units	3,834	16,185	32,125
Median Age	32.0	35.1	37.0
Median Household Income	\$40,232	\$45,282	\$42,685
Average Household Income	\$61,574	\$69,551	\$63,873
2022 Summary			
Population	11,587	72,128	174,391
Households	5,077	30,960	71,347
Families	2,562	17,316	42,976
Average Household Size	2.26	2.26	2.39
Owner Occupied Housing Units	1,278	14,707	38,960
Renter Occupied Housing Units	3,798	16,253	32,387
Median Age	32.4	36.3	38.1
Median Household Income	\$46,341	\$51,121	\$48,093
Average Household Income	\$69,968	\$78,422	\$72,005
Trends: 2017-2022 Annual Rate			
Population	0.07%	0.14%	0.21%
Households	0.05%	0.15%	0.23%
Families	-0.13%	-0.05%	0.06%
Owner Households	0.77%	0.23%	0.28%
Median Household Income	2.87%	2.46%	2.41%



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Thank You For Your Consideration.

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