

FOR LEASE

PROPERTY SUMMARY

Building available for lease adjacent to PPG Paints in Mobile, near the intersection of Cottage Hill Road and Pleasant Valley Road. The space would make an excellent location for a contractor's office or construction material sales, but the flexible floor plan would work well for many office or retail uses. The space has an open layout with three offices off the open area, a break room, storage area, and two restrooms. The property is zoned B-3. Call Jill Meeks to schedule a showing of this property.

GLA

- 3,000 ± SF

LEASE RATE

- \$8.00 - \$9.00 PSF NNN

NEARBY BUSINESSES

- PPG Paints
- Harley-Davidson
- Subway
- Bethel Engineering
- Joe Bullard Automotive

TRAFFIC COUNT (ADT 2021)

- On Cottage Hill Road, south of site: 31,470
- On Pleasant Valley Road, east of site: 11,499

2022 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	6,128	66,683	160,571
Avg. HH Income	\$53,598	\$69,893	\$67,591



