

OFFICE SPACE FOR LEASE IN SARALAND

Ideal Saraland Location | 90 McKeough Ave | Saraland, Alabama 36571



- Approximately 1,170 square feet
- Two private offices, one restroom, kitchenette and additional large room ideal for cubicles or conference room
- Updated in 2021 with new flooring, new paint, new HVAC, & parking lot restriping
- Conveniently located just West of Highway 43 in Saraland, Alabama

Office space available for lease just off of Highway 43 at 90 McKeough Avenue in Saraland, Alabama. Conveniently located just off Highway 43. Building was newly renovated in 2021, including new flooring, painting, installing new HVAC units, and parking lot restriping. Suite B is currently available for lease at \$12 PSF.

**VALLAS
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Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.

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SUMMARY INFORMATION

Suite Available:	Suite B
Available Space:	±1,170 square feet
Property Size:	±16,238 SF / ±0.37 AC
Parking:	17 spaces, 1 handicap
Layout:	Two private offices, one restroom, kitchenette and a large room in back ideal for cubicles or file storage
Zoning:	B-2
Lease Rate:	\$12.00 PSF

SARALAND MARKET OVERVIEW

Saraland is a suburb of The City of Mobile, and a part of the Mobile metropolitan area. It is the third largest city in Mobile County.

Saraland formed its own city school system in 2006. It is now ranked among the best school systems in the State of Alabama. Since its inception, the Saraland City School system has more than doubled in size, from 1500 students in 2009 to over 3000 students in 2017.

In late 2017, Infirmary Health opened a 70,000 SF, \$25 million healthcare facility, designed to meet a growing need in Saraland and the northern part of Mobile County. In April of 2018, Cracker Barrel opened adjacent to the medical center, and hired 181 area residents for full and part-time jobs. In the fourth quarter of 2018, a neighboring retail center anchored by a 45,600 SF Publix was completed. The development also includes an additional 16,800 SF of retail space, with Jersey Mike's, Marco's Pizza, and Great Clips as co-tenants, and out parcels were sold and occupied by Mugshots, Popeye's, and Zaxby's.

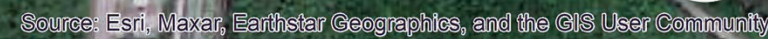
The City of Saraland was recently designated as an Alabama Community of Excellence. Saraland was the first and, to date, the only municipality in Mobile County to receive this honor.

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Additional Photos

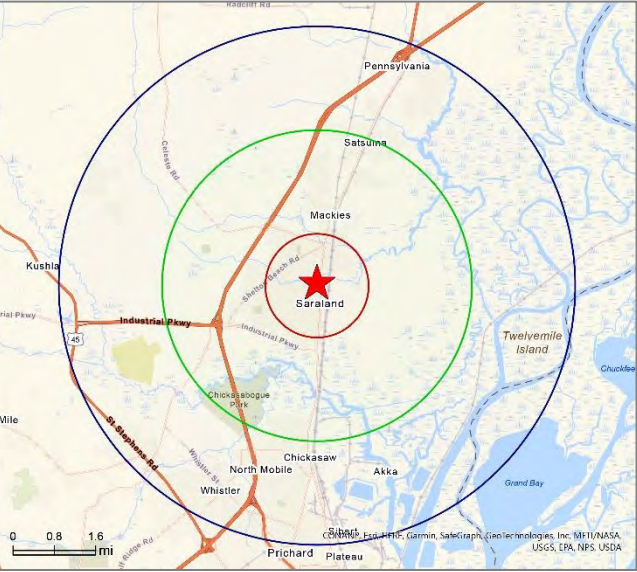
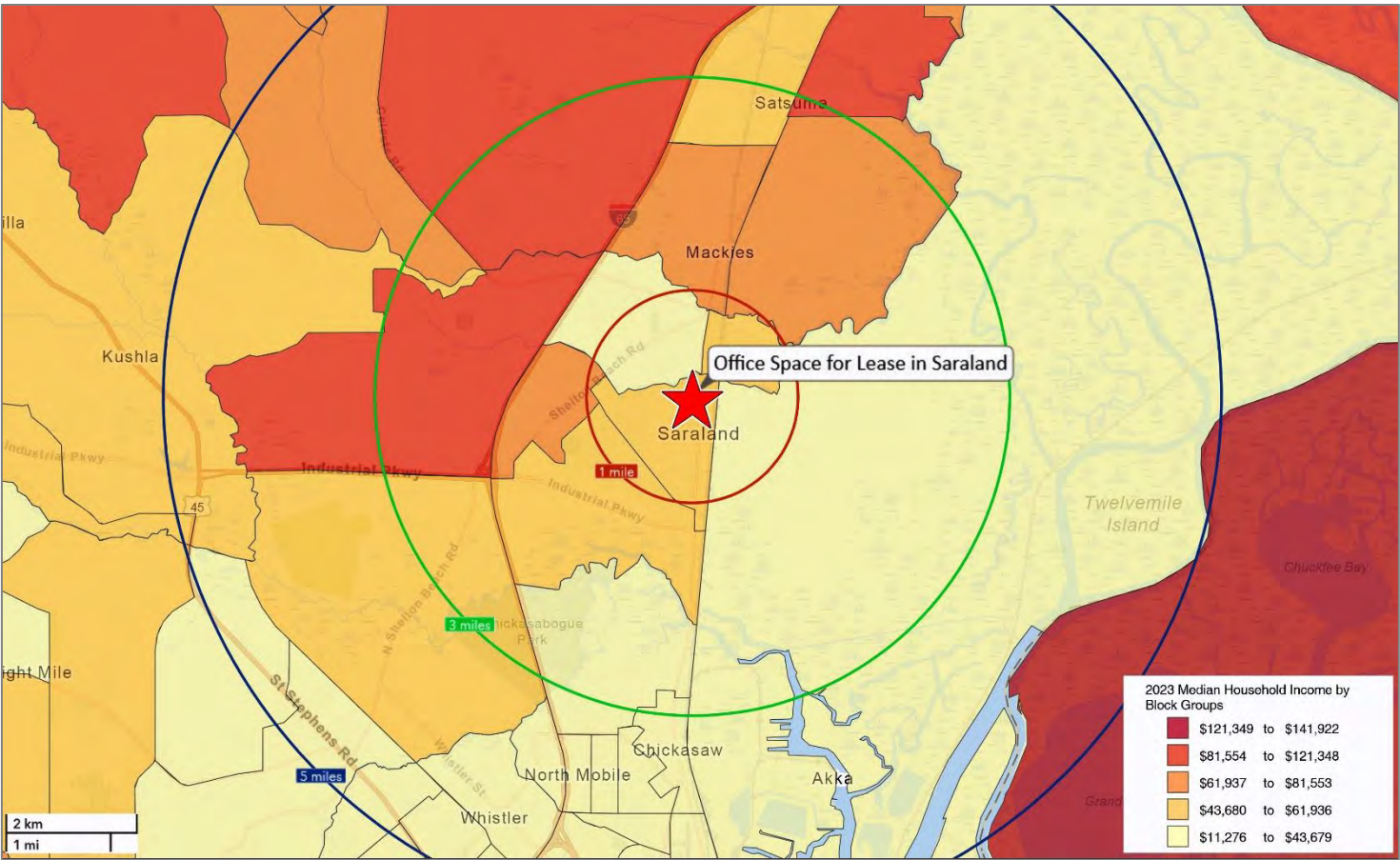


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Average Household Income Heat Map and Demographics

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2023 Demographics	1 Mile	3 Miles	5 Miles
Population	4,725	15,799	34,710
Median Age	41.2	42.5	41.6
Largest Median Age Group	35-44	35-44	55-64
Daytime Population	5,394	17,334	34,170

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,912	6,358	13,537
Average Household Size	2.46	2.47	2.54
Average Household Income	\$66,508	\$80,940	\$78,285

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	51.5%	59.1%	61.3%
Renter Occupied Houses	39.3%	32.2%	28.9%
Median House Value	\$153,506	\$164,500	\$173,689

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