

Cottage Village Shopping Center

5035 COTTAGE HILL RD, Mobile, AL 36693

WHITE-SPUNNER
REALTY

Listing ID: 29998563
Status: Active
Property Type: Shopping Center For Lease
Retail Type: Strip Center
Contiguous Space: 1,400 - 2,800 SF
Total Available: 5,950 SF
Lease Rate: \$13 PSF (Annual)
Base Monthly Rent: \$1,516 - 3,033
Lease Type: NNN



Overview/Comments

Over 32,000 cars per day pass this center located on the corner of Cottage Hill Rd. and University Blvd. Tenants include, Marco's Pizza, Quickly's, B&B Pest Store, Dollar General, Cash Advance, American Nails, KAI Japanese Restaurant, Z Image Beauty Salon and more.

General Information

Taxing Authority:	Mobile	Building Name:	Cottage Village Shopping Center
Tax ID/APN:	R022808344002060.	Building/Unit Size (RSF):	24,000 SF
Retail Type:	Strip Center	Usable Size (USF):	24,000 SF
Zoning:	B-2		

Available Space

Suite/Unit Number:	5021/Q	Date Available:	08/31/2016
Suite Floor/Level:	Ground	Lease Rate:	\$13 PSF (Annual)
Space Available:	2,800 SF	Lease Type:	NNN
Minimum Divisible:	2,800 SF	Real Estate Taxes:	\$0.66 PSF (Annual)
Maximum Contiguous:	2,800 SF	Operating Expenses:	\$0.39 PSF (Annual)
Space Subcategory 1:	Strip Center	CAM Expenses:	\$0.49 PSF (Annual)
Space Type:	Relet	Rent Escalators:	Fixed Lease

Space Description In line space located at the south end of center. Last uses as a dance school. Open area at entrance with two larger rooms in the middle and an office/storage area in the rear. Suite has two bathrooms.

Available Space

Suite/Unit Number:	5041/ I	Space Type:	Relet
Suite Floor/Level:	Ground	Date Available:	08/31/2016
Space Available:	1,400 SF	Lease Rate:	\$13 PSF (Annual)
Minimum Divisible:	1,400 SF	Lease Type:	NNN
Maximum Contiguous:	1,400 SF	Real Estate Taxes:	\$0.66 PSF (Annual)
Space Subcategory 1:	Strip Center	Operating Expenses:	\$0.39 PSF (Annual)
Space Description:	Last used as a pick up location for dry cleaners. Great for small retail shop with bathroom in the rear.	CAM Expenses:	\$0.49 PSF (Annual)
		Rent Escalators:	Fixed Lease

Available Space

Suite/Unit Number:	5047/ F	Space Description:	Last used as dental office. Would make a nice location for small retail shop. Bathrooms up front and in the rear.
Suite Floor/Level:	Ground	Space Type:	Relet
Space Available:	1,750 SF	Date Available:	08/31/2016
Minimum Divisible:	1,750 SF	Lease Rate:	\$13 PSF (Annual)
Maximum Contiguous:	1,750 SF	Lease Type:	NNN
Space Subcategory 1:	Strip Center		

Real Estate Taxes: \$0.66 PSF (Annual)
Operating Expenses: \$0.39 PSF (Annual)

CAM Expenses: \$0.49 PSF (Annual)
Rent Escalators: Fixed Lease

Area & Location

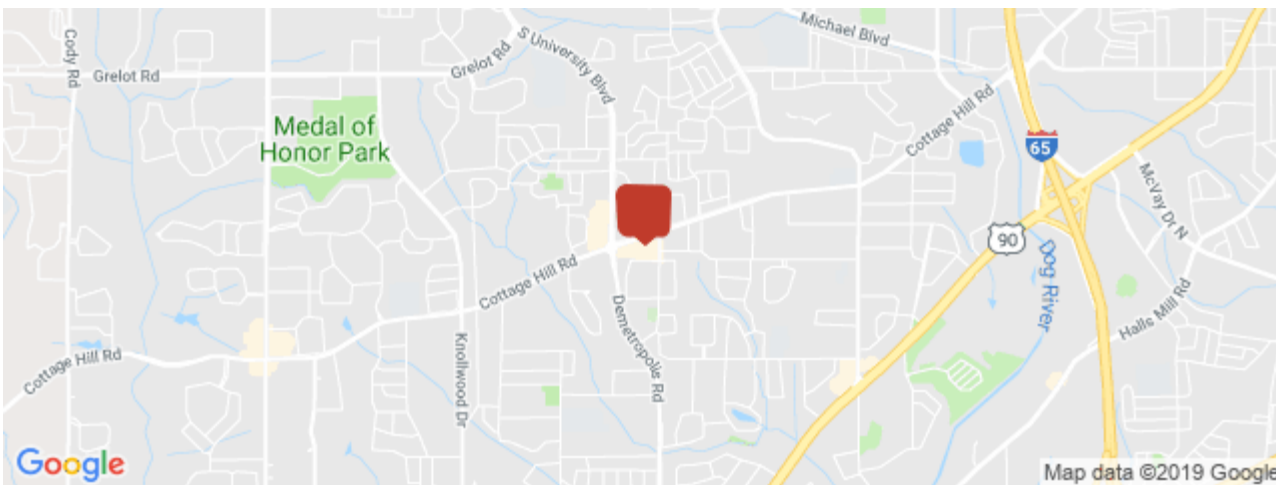
Retail Clientele:	General	Traffic/Vehicle Count:	32,000
Property Located Between:	University Blvd and Cottage Hill Rd.	Site Description:	Well placed at the corner of University Blvd. and Cottage Hill Rd.
Property Visibility:	Good		
Largest Nearby Street:	Cottage Hill		

Building Related

Property Condition:	Good	Sprinklers:	Wet
Parking Type:	Surface	Heat Source:	Central, Ceiling Units
Passenger Elevators:	0	Air Conditioning:	Package Unit
Freight Elevators:	0		

Location

Address: 5035 COTTAGE HILL RD, Mobile, AL 36693
County: Mobile
MSA: Mobile



Property Contacts



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