

SUMMARY

RETAIL AERIAL

FLOOR PLANS

AREA SUMMARY

DEMOGRAPHICS

## FOR LEASE

### PROPERTY OVERVIEW

Bel Air Park II is a 2-story, 120,979 SF office building located in the West Mobile submarket near shopping, restaurants, and residential neighborhoods. Site has easy access to main corridors of Airport Boulevard, Cottage Hill Road, and I-65. Available space exists both on the first floor and the second floor. Building consists of large flexible floorplates, making this office a perfect fit for any commercial, medical, or governmental office use.

### PROPERTY HIGHLIGHTS

- Located between Downtown Mobile and West Mobile
- Near major retail including The Shoppes of Bel Air and Springdale Mall
- Located close to Springhill Medical Center
- Great parking with a 4/1000 ratio

### BUILDING DETAILS

- GLA: 120,979 ± SF
- Class: B
- Year Built: 1977
- Zoning: B-3

### AVAILABLE

- Suite 125: 3,754 ± SF
- Suite 215: 3,563 ± SF

### LEASE RATE

- \$14.50 - \$16.00 PSF Full Service

### AREA BUSINESSES

- Starbucks
- WKRG News
- Wells Fargo
- Mobile Marriott
- United States Postal Service
- Target
- Chick-fil-A



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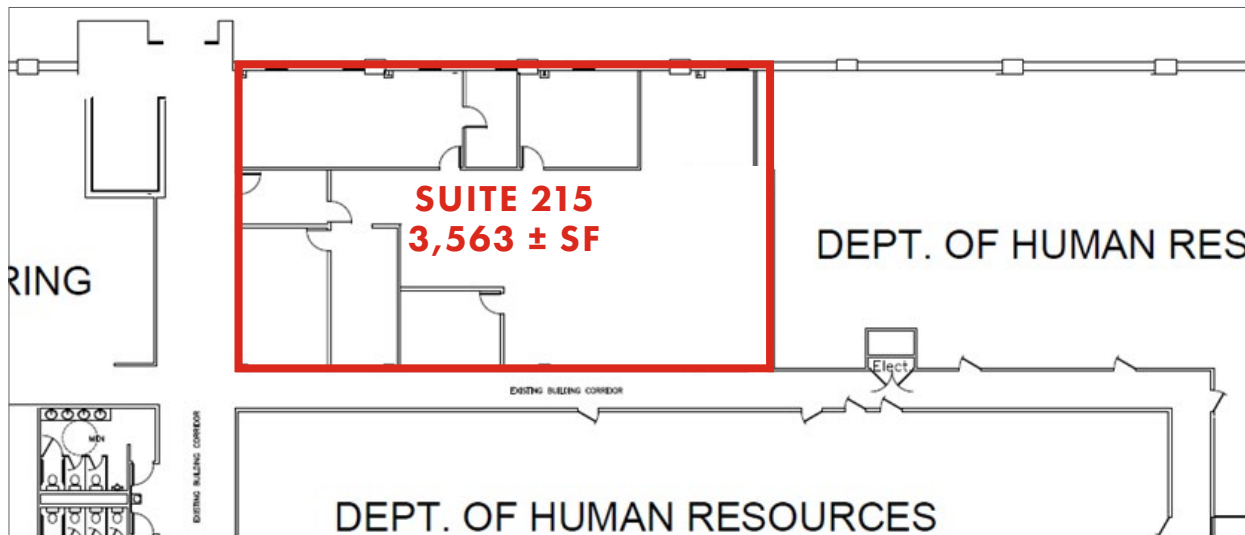
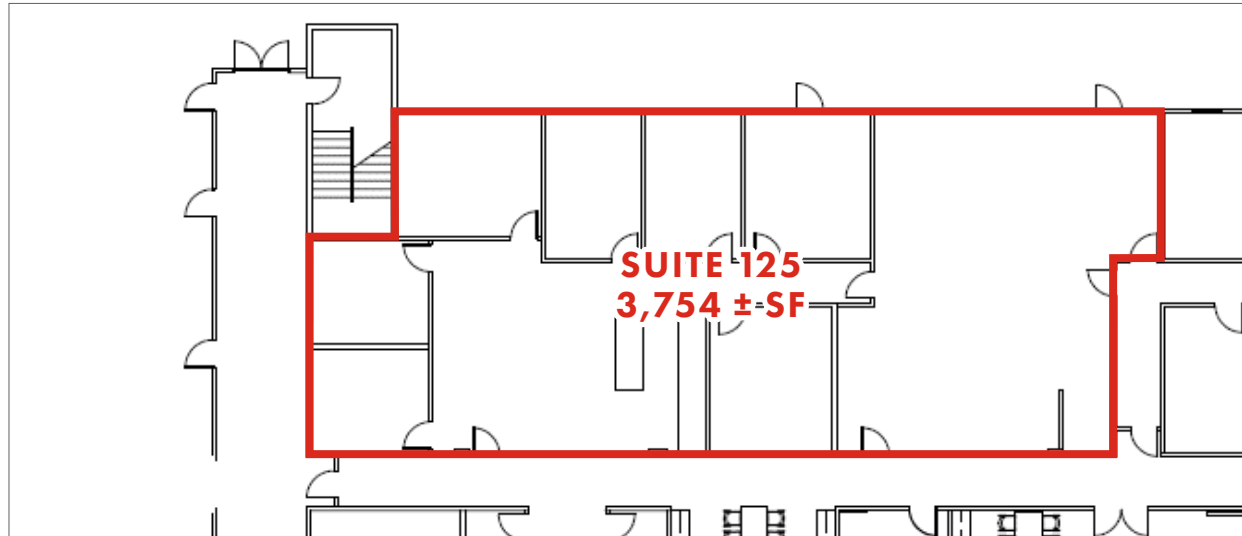
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## MOBILE, ALABAMA

Mobile, Alabama, and its surrounding region are experiencing unprecedented growth due to a low cost of doing business, diverse commerce base, intermodal transportation options, and quality lifestyle. Businesses and corporations are flocking to the area, bringing with them an increased workforce and a plethora of new economic opportunities.

Founded in 1702, Mobile is one of the oldest cities in the U.S. Its rich history is matched with a fast-growing, modern community focused on the future.

With a population of 639,966, the Mobile Bay region is Alabama's second-largest metro area. Mobile County, the second-largest county in the state, has 412,604 residents. The population for the city of Mobile is 188,418.

Situated in south Alabama at the junction of I-10 & I-65, Mobile has an extensive transportation and logistics infrastructure that links businesses with the nation and the world. With access to 2 airports; more than 15,000 miles of inland waterways; 5 Class-1 railroads and the Port of Mobile (the 9th largest port by volume in the U.S.), Mobile keeps business on the move.

Over the last decade, Mobile's economic development efforts garnered \$8.1 billion in capital investment and 14,341 jobs for new and existing area companies. The Mobile Aeroplex at Brookley alone tenants over 70 companies with more than 3,600 employees.

Mobile has the most diverse economy in Alabama. Its current industry clusters include aviation/aerospace, chemical, healthcare, information technology, maritime, logistics/distribution, oil and gas, and steel.

Home to Airbus, FedEx, Amazon, Walmart, Austal USA, & Continental Motors Group, among numerous other major corporations.



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2022 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	7,876	72,349	154,516
AVG. HH INCOME	\$52,964	\$68,728	\$65,698
HOUSEHOLDS	3,536	30,294	64,243

