

FOR SALE OR LEASE

PROPERTY SUMMARY

Great retail, office, or service use building available for sale or lease on Cottage Hill Road. Built in 2001, this building sits prominently on the site and is highly visible from both directions. Cottage Hill Road is one of Mobile's most heavily trafficked roads spanning from Midtown Mobile to Mississippi. This building was originally built as an Autozone, featuring a lighted sign at the entrance, clear span, masonry block construction, fire sprinkler system, rear roll-up door, concrete drives and parking, high amperage electrical system, and three restrooms. This freestanding building is in great shape, and the roof was replaced in 2018. Old growth oaks add to the charm of this well laid out development.

PROPERTY INFORMATION

- Building Size: 6,745 ± SF
- Land Size: 56,628 ± SF
- Zoning: B-2

LEASE RATE

- \$12.00 PSF Annually

SALE PRICE

- \$569,000

TRAFFIC COUNTS (ADT 2020)

- On Cottage Hill Road, east of site: 26,985

2021 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	8,330	66,577	147,507
Avg. HH Income	\$96,475	\$76,098	\$69,670

AREA BUSINESSES

- Meat Boss
- Dollar Tree
- Walmart Neighborhood Market
- Kai Restaurant
- B&B Pet Stop
- Church's Chicken
- McDonald's



