

FORMER APPLEBEE'S FOR LEASE ON HWY 90

4940 Government Boulevard | US Highway 90 | Mobile, Alabama 36693



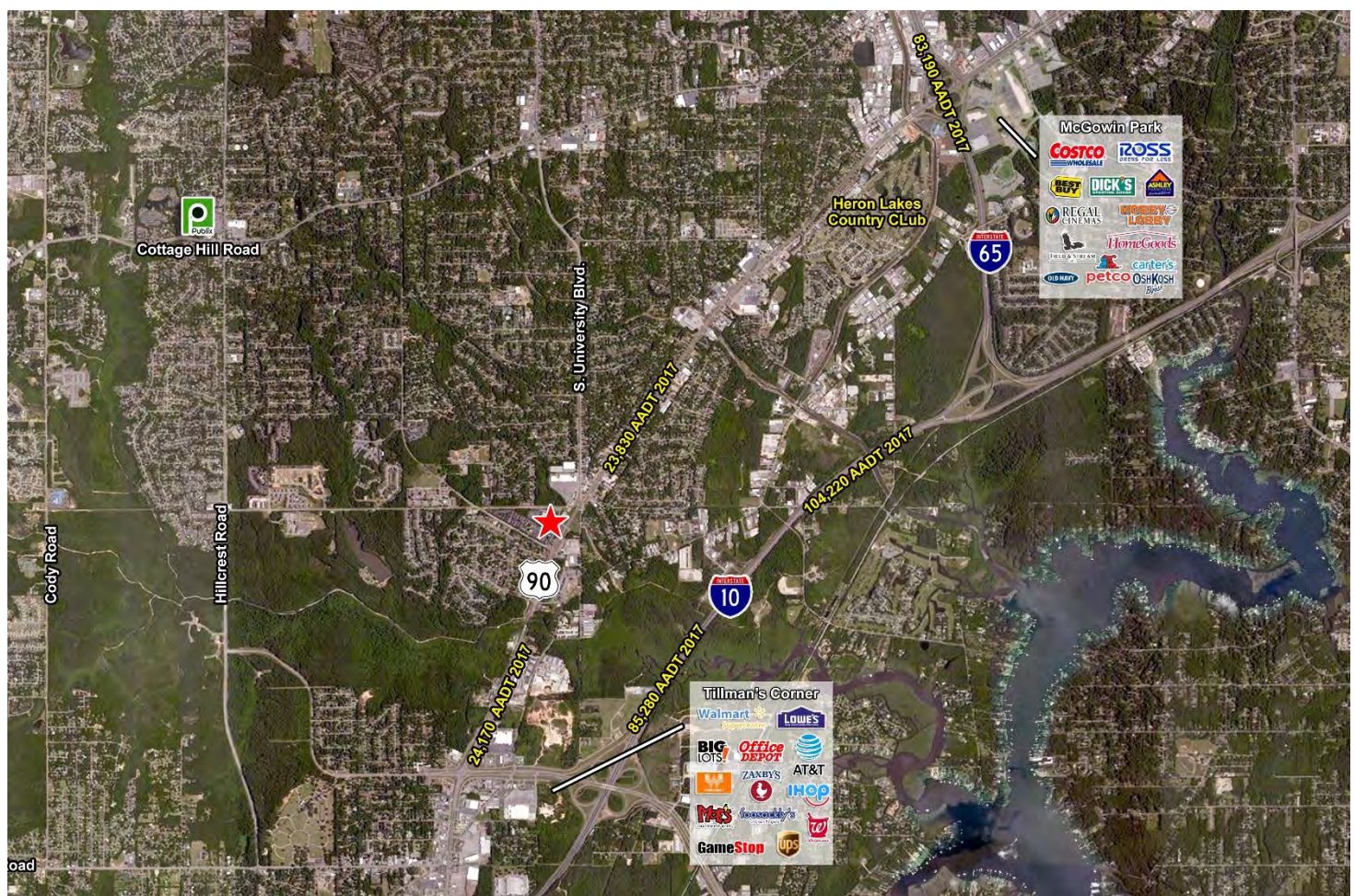
- Located directly on US Highway 90, with over 24,286 VPD as of 2019
- Kitchen equipment remains, condition is not guaranteed
- For Lease: \$90,000 per year
- Great visibility, and median cut on Highway 90 provides easy access
- Lighted pylon sign on Highway 90
- Large bar & dining area
- 5,475 SF building, lot is ±39,242 SF

Available for sale or lease immediately: Former Applebee's restaurant at 4940 Government Boulevard in Mobile, Alabama. Large, lighted pylon sign on Highway 90, and a median cut allow for ease of access and visibility from Highway 90. B-3 zoning allows a range of uses from bars to restaurant to an event venue. Located only 1.8 mi from Interstate 10, just north of the Tillman's Corner area of South Mobile County, and very near a brand new ±65,000 SF Department of Veterans Affairs (VA) Outpatient Clinic that broke ground in August 2017. Slightly over 5 mi to the University of South Alabama, with 20,500 students, faculty and staff.

**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.

John P. Vallas, Jr. | 2600 Dauphin Street Mobile, AL 36606 | 251.344.1444 • 251.751.7223 | john@vallasrealty.com



SUMMARY INFORMATION

Year Built:	1993
Building Size:	±5,475 SF
Lot Size:	±39,240 SF
Parking Spaces:	74
Zoning:	B-3
Nearby Businesses:	Office Depot, Walmart, Lowe's, Track Side Go Karts, The Putting Place (Mini Golf), Proposed Aldi at Rangeline Rd.
For Lease:	\$65,000 / yr
For Sale:	\$595,000

MOBILE MARKET OVERVIEW

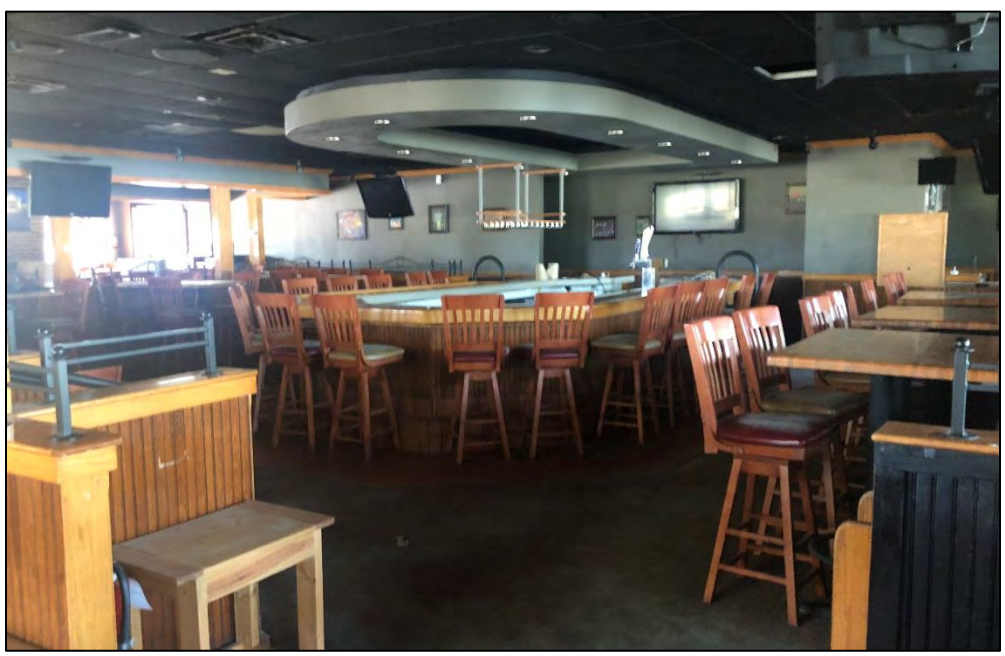
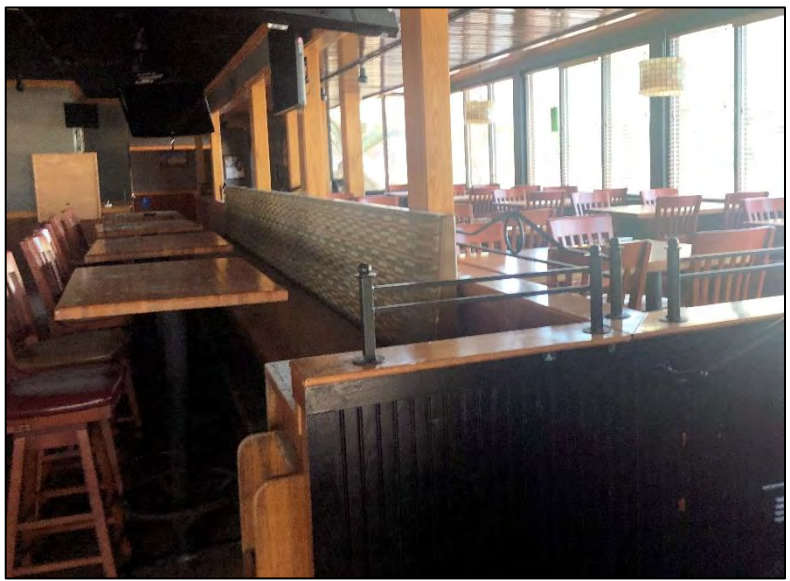
Mobile is a major port and shipbuilding and commercial center at the head of Mobile Bay on the Gulf Coast. The city benefits from tourism, and manufacturing industries including paper, automotive and aerospace. The area has grown considerably as a port facility, in part because of the growth of auto plants in Alabama and other parts of the South.

The aerospace business continues to expand in Mobile with Airbus' expanding aircraft engineering and assembly facilities at Mobile Aeroplex at Brookley. Also, military ship building continues to be a growing industry with Austal building advanced combat naval vessels in Mobile. The Alabama State Docks at Mobile also provide a solid catalyst for new jobs with export and import opportunities.

Mobile is also currently seeing explosive growth from e-commerce retailers. Amazon opened a \$30 million sorting center in 2018 and has announced plans for an 855,000 square foot fulfillment center. Walmart officially opened its \$135 million distribution center in Mobile County in the Spring of 2018, which encompasses 2.6 million square feet.

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Interior Photographs



FORMER APPLEBEE'S | 4940 GOVERNMENT BOULEVARD | MOBILE, ALABAMA

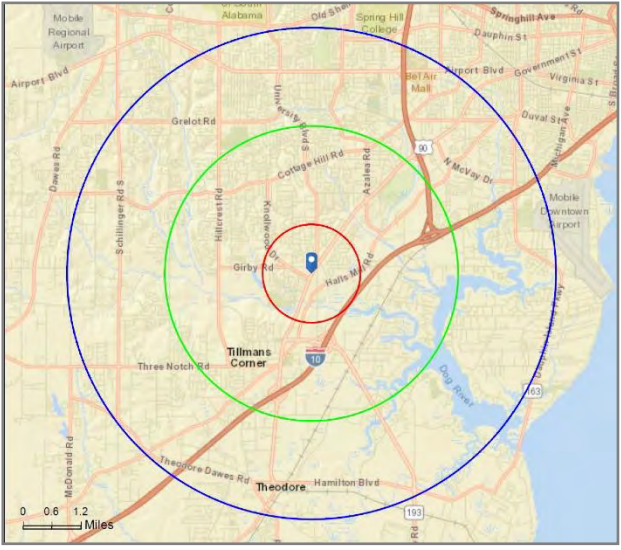
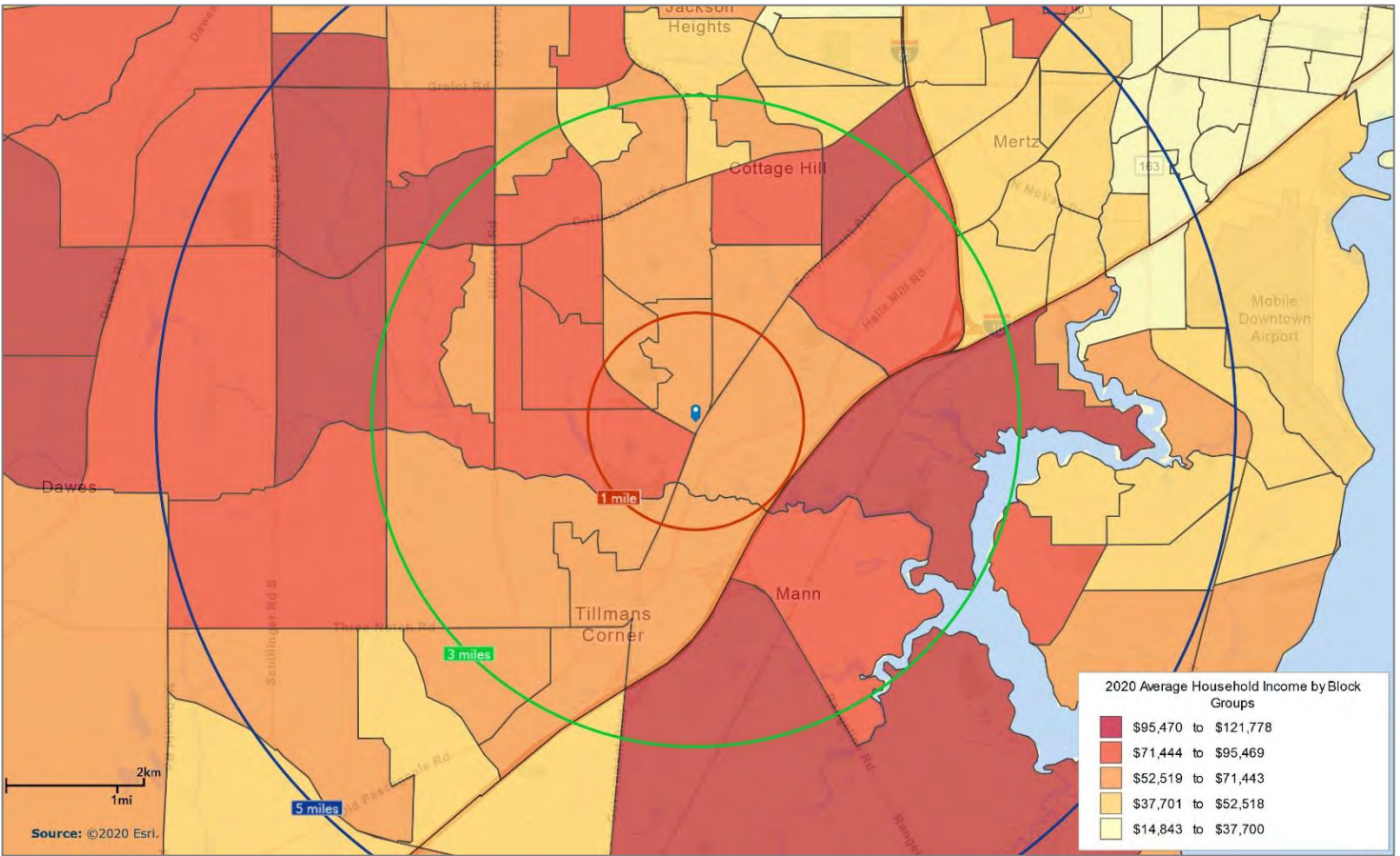
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Site Map and Demographics

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2020 Demographics	1 Mile	3 Miles	5 Miles
Total Population	5,100	40,470	119,800
Median Age	45.6	42.9	38.7
Largest Median Age Group	55-64	55-64	25-34
Annual Population Growth Projection for 2020-2025	0.65%	0.47%	0.37%
Daytime Population	4,652	40,128	127,879

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,174	16,899	49,007
Average Household Size	2.27	2.38	2.43
Average Household Income	\$61,943	\$72,387	\$68,143

Housing & Value	1 Mile	3 Miles	5 Miles
Owner-Occupied Houses	50.9%	54.2%	46.8%
Renter-Occupied Houses	39.6%	36.8%	42.1%
Average House Value	\$154,279	\$212,132	\$179,491

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