

## FOR SUBLEASE

### PROPERTY OVERVIEW

Former Advance Auto Parts located on Cottage Hill Road in Mobile, AL. Building is 6,124 square feet on 0.8 acres of land. Site has access to both Cottage Hill Road and Azalea Road. Building is adjacent to CVS with cross access to Azalea Road. Both the building and parking lot are in great shape and ready to lease. Please call agent for more information.

### AVAILABLE

- 6,124 ± SF

### LEASE RATE

- \$12.00 PSF NNN

### AREA BUSINESSES

- CVS
- Wendy's
- Citi Trends
- AutoZone

### TRAFFIC COUNTS (ADT 2019)

- On Cottage Hill Road, west of site: 31,978
- On Azalea Road, north of site: 13,776

### ZONING

- B-2

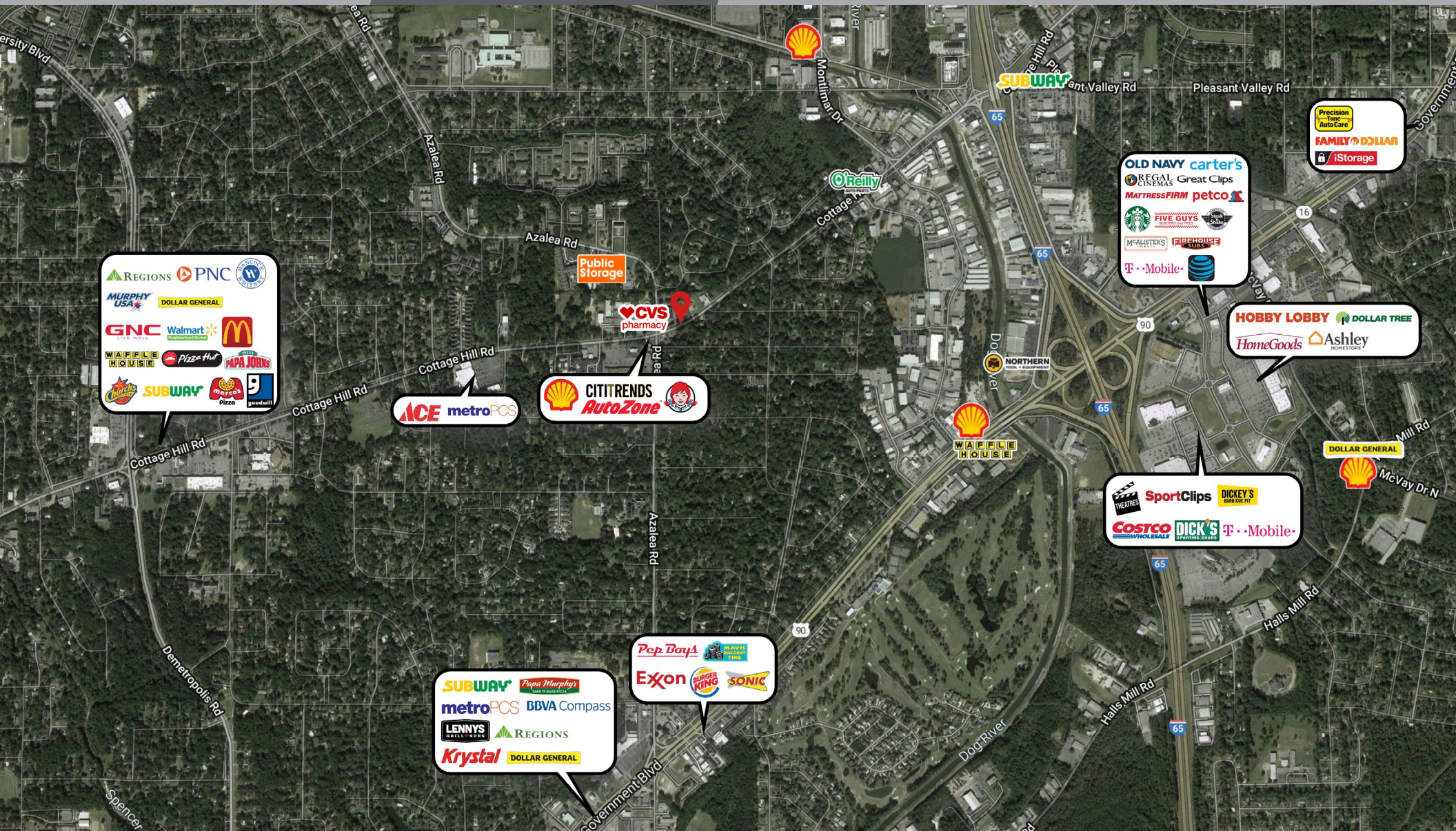


SUMMARY

RETAIL COMPETITION

PHOTOS

DEMOGRAPHICS



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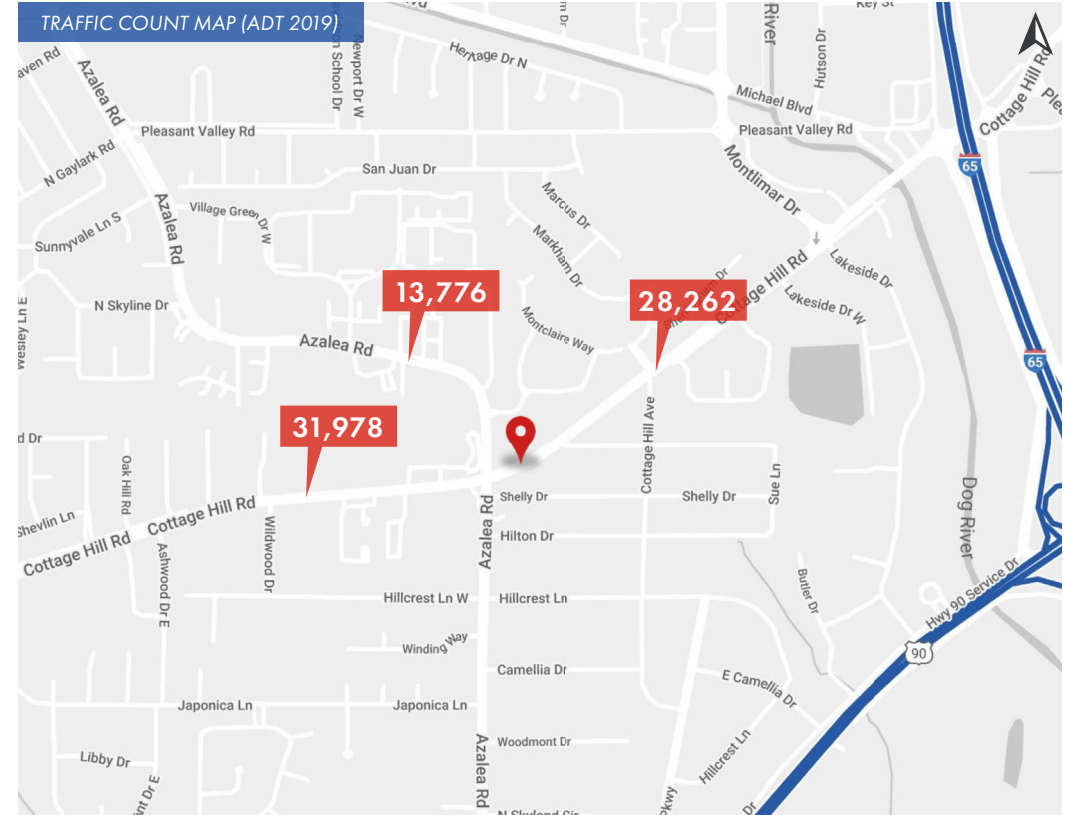
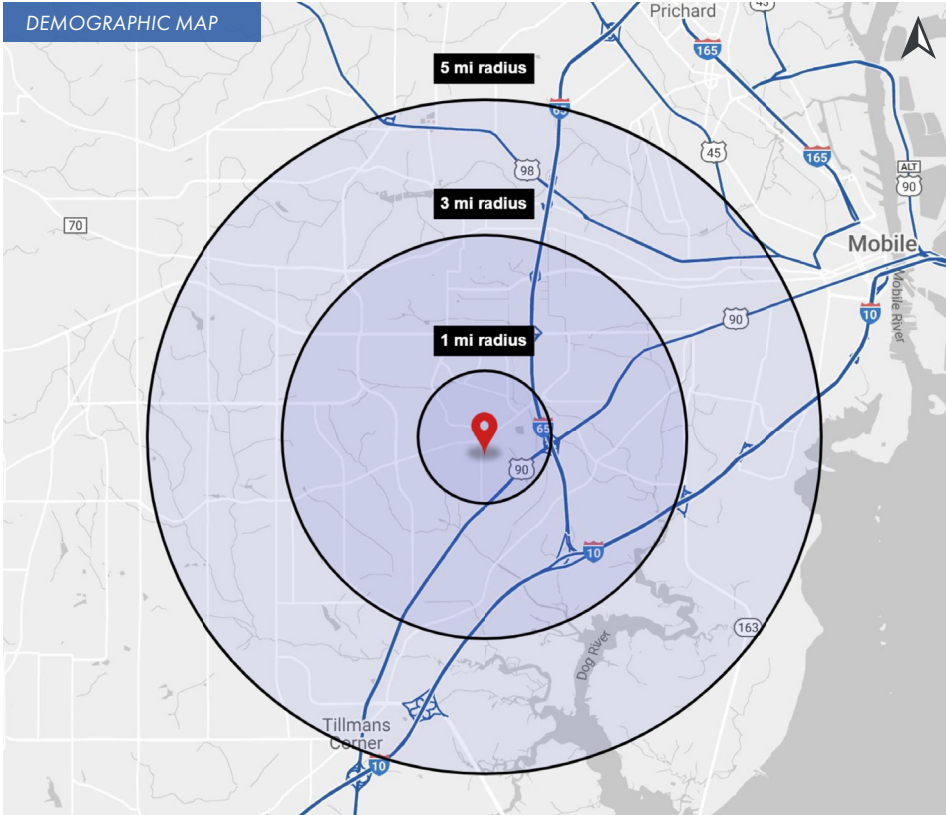


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## 2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE		
<b>POPULATION</b>	7,369	63,365	155,974	<b>AVG. HH INCOME</b>	\$77,645	\$72,717	\$73,169	<b>HOUSEHOLDS</b>	3,166	27,371	66,567