

# COMMERCIAL PROPERTY FOR LEASE

±1.42 AC | 721 Lakeside Drive | Mobile, Alabama 36693



- Commercial property for lease on Lakeside Drive, just South of Cottage Hill Road
- Site is ±1.42 AC, fenced and paved
- For Lease - \$4,500 per month
- Zoned B3 - Community Business
- Easy access to I-65 within one mile
- Ideal location for construction company, used car dealership, towing company, etc.

Commercial property available for lease on Lakeside Drive. The lot is ±1.42 AC, and usable area is fenced. The site includes a ±672 SF office / trailer that is connected to utilities. This is an excellent opportunity for a small construction company, used car dealership, towing company, or storage facility. The property is conveniently located within one mile from Interstate 65.

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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.

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SUMMARY INFORMATION

Location:	721 Lakeside Drive N Mobile, Alabama 36693
Land Size:	±61,855 SF / ±1.42 AC Fenced & Paved
Trailer / Office Size:	±675 SF
Zoning:	B3 - Community Business
For Lease:	\$4,500 per month

MOBILE MARKET OVERVIEW

The Mobile CBSA, composed of Mobile County, is the largest metropolitan statistical area along the Gulf of Mexico between New Orleans and Tampa. Mobile is the third most populous city in Alabama, and is the county seat of Mobile County. Recognized as the hub in the region, Mobile is centrally located between Houston, Memphis, Atlanta, Dallas and Tampa, which provides excellent access to these and other major markets.

Mobile serves as a regional center for medicine for the Central Gulf Coast with four major medical centers within the city limits. The largest, Mobile Infirmary Medical Center, is a top employer in the CBSA. Additionally, Brookley Aeroplex (an industrial complex and airport) is currently the largest industrial and transportation complex in the region, housing more than 70 companies. Notable employers include Airbus North America Engineering and Continental Motors. The city of Mobile is the only seaport in Alabama and the Port of Mobile is a major economic driver. In terms of cargo tonnage, Port of Mobile is the 9th largest in the U.S.

The Mobile CBSA is recovering from the most recent economic disruption and looks to be in a better position than other metro areas, as Alabama is outpacing most other states in terms of speed of its recovery. According to Moody’s Analytics and CNN Business, Alabama has the fifth best “back to normal” ranking in the U.S., based on job and production numbers

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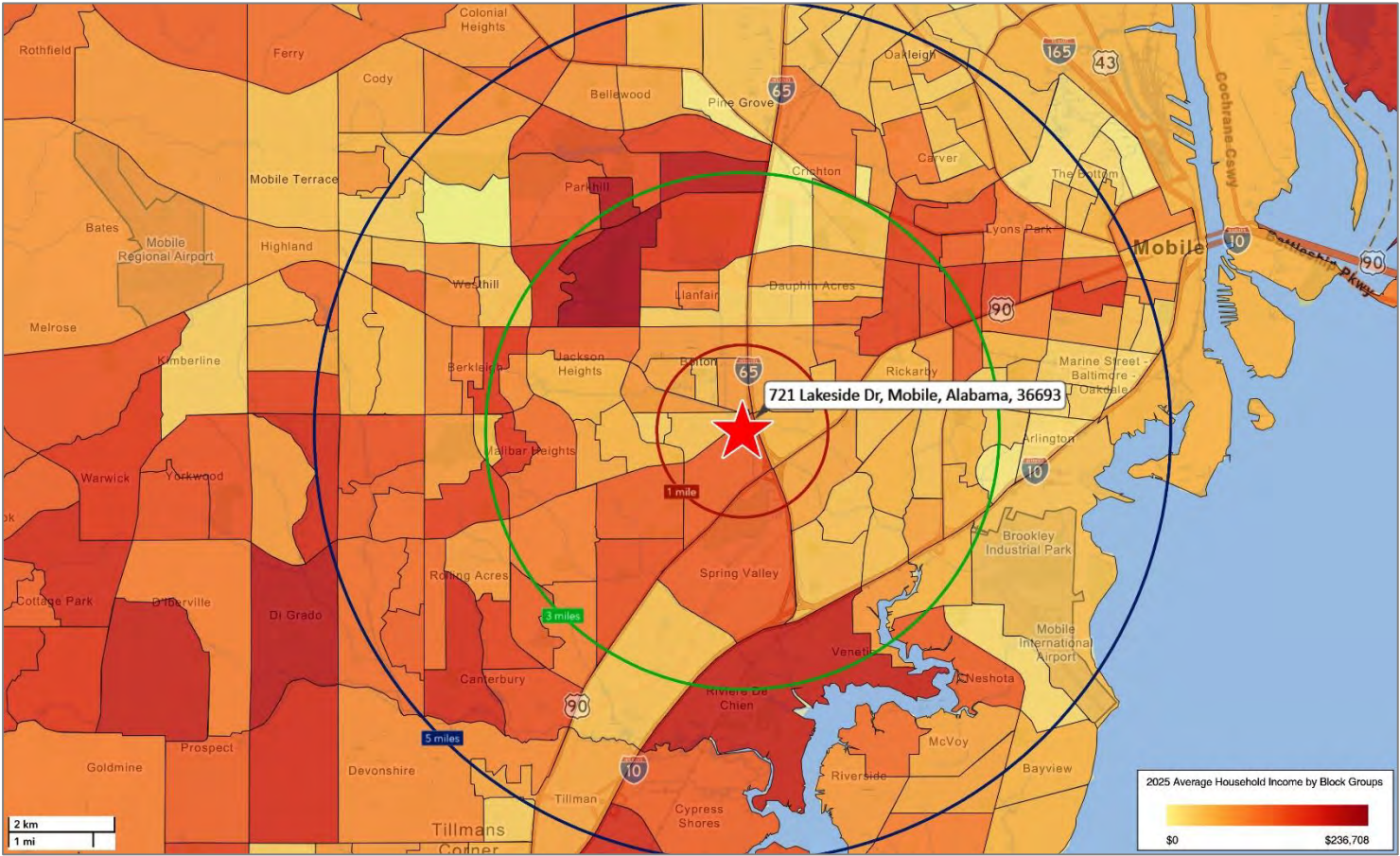






2025 Median Household Income Heat Map and Drive-Time Demographics

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2025 Demographics	1 Mile	3 Miles	5 Miles
Total Population	6,642	63,625	156,673
Median Age	32.5	36.3	37.9
Largest Median Age Group	25-34	25-34	25-34
Total Daytime Population	539	4,075	24,066

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,013	27,777	68,839
Average Household Size	2.20	2.24	2.21
Average Household Income	\$60,903	\$77,037	\$77,316

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	29.6%	48.0%	52.4%
Renter Occupied Houses	70.4%	52.0%	47.6%
Average Home Value	\$238,526	\$279,019	\$274,808