

WHITE-SPUNNER
REALTY

Westgate Plaza

5440 HIGHWAY 90 W MOBILE, AL 36619



Leigh Dale Younce

251.680.9809

leighdale@white-spunnerrealty.com

Chris Harle

251.234.7232

chris@white-spunnerrealty.com



WEST GATE PLAZA

5440 U.S. HIGHWAY 90-W, MOBILE, AL 36619

WATERSTONE PROPERTIES : 117 KENDRICK STREET, SUITE 325, NEEDHAM, MA 02494 : www.waterstonepg.com : (781) 559-3301

SCALE: 0' 20' 40' 60' 120'
GLA: 72,580 SF Date: 03.01.20

OFFERING SUMMARY

Available SF:	+/- 1,350 - 44,000 SF
Outparcel:	+/- 0.83 AC
Rates/Pricing:	Inquire with agents
Zoning:	B - 3
Year Built:	1995

PROPERTY OVERVIEW

- Excellent opportunity to join all the new development in south Mobile
- Established shopping center well positioned at Hwy 90 (23,000+ VPD) and just off I-10 interchange (77,500+ VPD) accessible to 2 stoplights
- +/- 0.83 AC parcel available for Sale, Ground Lease or Build-to-Suit
- Eight hotels are located less than a mile of this site
- Located in City's Gateway Initiative along Hwy 90 (landscaping will be added to medians, sidewalks added and new one-armed traffic lighting to start April 2025)

NEARBY RETAILERS



Leigh Dale Younce

251.680.9809

leighdale@white-spunnerrealty.com

Chris Harle

251.234.7232

chris@white-spunnerrealty.com

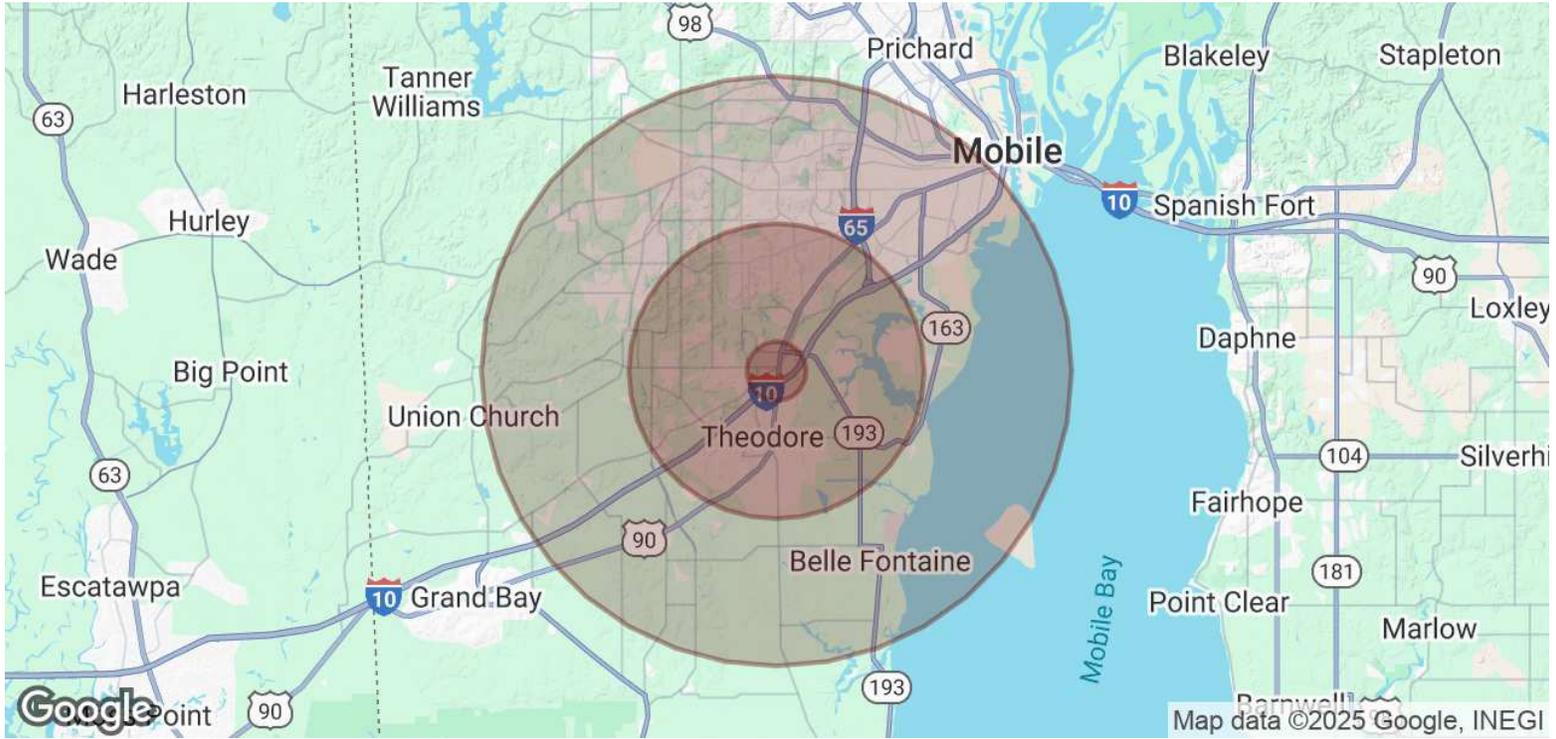




Leigh Dale Younce
251.680.9809
leighdale@white-spunnerrealty.com

Chris Harle
251.234.7232
chris@white-spunnerrealty.com





POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,012	76,323	257,509
Average Age	35.6	40.7	38.4
Average Age (Male)	39.6	39.4	36.7
Average Age (Female)	31.0	42.2	40.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,218	33,532	117,701
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$41,926	\$66,125	\$60,331
Average House Value	\$110,868	\$163,890	\$153,386

2020 American Community Survey (ACS)

Leigh Dale Younce

251.680.9809

leighdale@white-spunnerrealty.com

Chris Harle

251.234.7232

chris@white-spunnerrealty.com

