

FOR SALE
3,000± SF
RETAIL/OFFICE
PRICHARD, AL

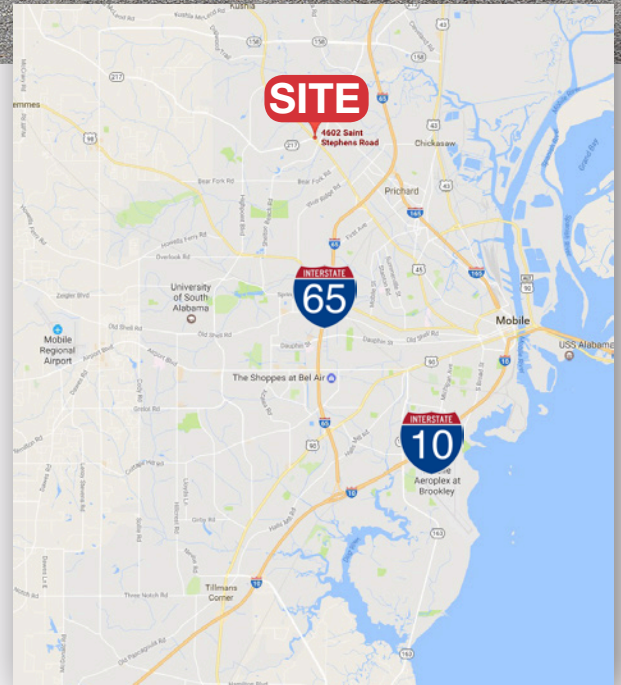


Former Regions Bank

4602 St. Stephens Rd.
Prichard, AL 36613 (Eight Mile)

Property Features

- Available: 3,000± SF
- Parking: 43 spaces
- Zoning: B-1
- Former Regions bank building
- 6 drive-through lanes
- Security cameras and vault in place
- Hard corner of St. Stephens Rd. (HWY 45) and Lott Rd.
- Frontage on retail corridor in Eight Mile
- Approximately 2 miles from I-65
- Closest traffic counts 16,270 VPD
- Across from Walgreens, Mobile County License Commission, Dollar General, Shell gas station, Family Dollar, Greer's Cash Saver shopping center



For more information:

Jay Roberds

251.753.1015 cell
jay@nai-mobile.com

SALES PRICE: \$425,000.00



Location Description

Located at the corner of St. Stephens Road (US Highway 45) and Lott Rd. in the Eight Mile community (Prichard). Property is approximately two miles west of I-65, 8.1 miles to downtown Mobile (via I-165) and 9.4 miles to I-10. Closest traffic count is 16,270 VPD. Proximate to grocery-anchored shopping centers, restaurants, big-box pharmacies, gas stations and other retail needing easy access to the Interstate.

Demographics

2016	1 mile	3 miles	5 miles
POPULATION	2,472	24,446	77,084
# OF HOUSEHOLDS	825	9,005	29,487
AVG. HH INCOME	\$28,676	\$26,686	\$32,163
TOTAL BUSINESSES	122	637	2,772

Source: ©ESRI 2016



56 St. Emanuel St.
Mobile, AL
251.438.4312

www.nai-mobile.com

