

**FOR LEASE**  
**3,000± SF**  
**RETAIL/OFFICE**  
**PRICHARD, AL**

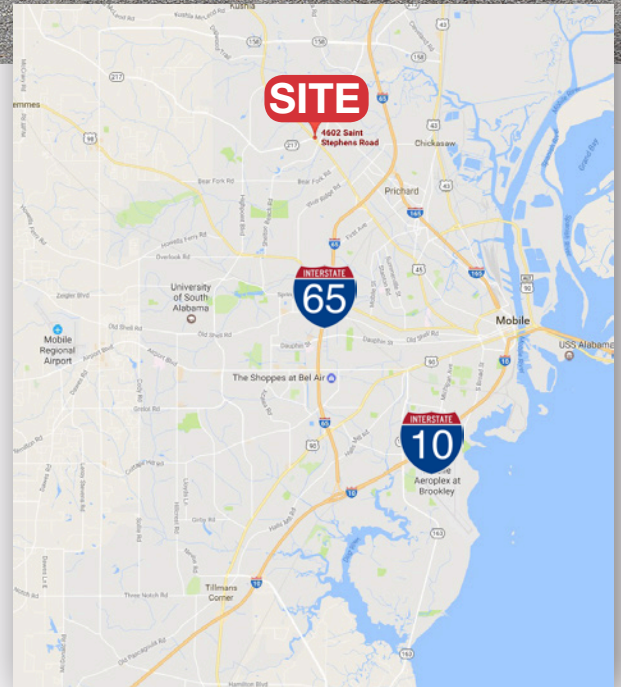


## **Former Regions Bank**

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



**LEASE RATE: \$10.00/SF NNN**

For more information:

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## 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
<b>POPULATION</b>	2,472	24,446	77,084
<b># OF HOUSEHOLDS</b>	825	9,005	29,487
<b>AVG. HH INCOME</b>	<b>\$28,676</b>	<b>\$26,686</b>	<b>\$32,163</b>
<b>TOTAL BUSINESSES</b>	122	637	2,772

Source: ©ESRI 2016



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