

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

Former Regions Bank

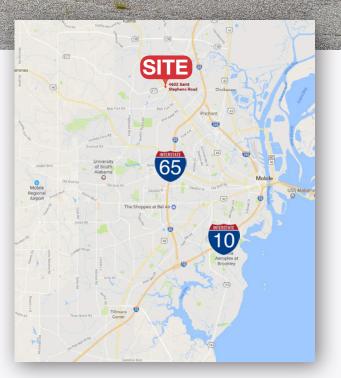
4602 St. Stephens Rd. Prichard, AL 36613 (Eight Mile)

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

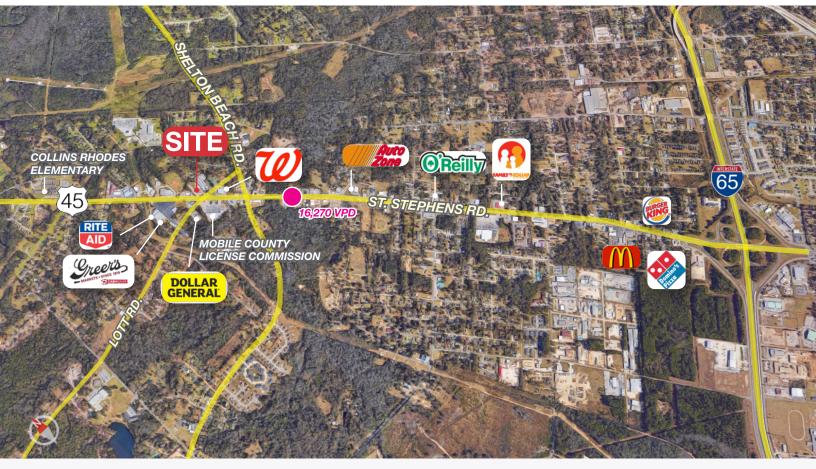
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



For more information: Jay Roberds

251.753.1015 *cell* jay@nai-mobile.com

> 56 St. Emanuel St. Mobile, AL 251.438.4312 www.nai-mobile.com



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	





2













