



SEMME'S VILLAGE SHOPPING CENTER

2035 Schillinger Rd N, Semmes, AL 36575

Retail suites available for lease in a Publix-anchored shopping center at the high-visibility intersection of Schillinger Road North and Silver Pine Road in Semmes. This ideal commercial location offers excellent access from both roadways, ample parking (+300 stalls), a growing residential trade area, and is situated directly across from Magnolia Grove Golf Course.

PROPERTY HIGHLIGHTS

- Publix-anchored shopping center with strong daily traffic
- Excellent visibility with 3 pylon signs
- Shared parking field (+300 stalls)
- Co-tenants: Unique Liquor, Alfa Insurance, Firehouse Subs, Wingsville (Coming Soon)
- Nearby retail: Wawa, Jiffy Lube, Public Storage, and New Horizons Credit Union (Coming Soon)
- Across from Magnolia Grove Golf Course; surrounded by large residential subdivisions and Azalea Landing Apartments
- Zoned B-2, General Business (City of Semmes)

AVAILABLE SUITES

Suite 210

±1,400 SF

Suite 220

±1,400 SF

Suite 230

±1,750 SF

LEASE RATE

\$32.50 /SF
+ \$6.50 NNN expenses

TI Allowance Available

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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.

PROPERTY DETAILS & MARKET OVERVIEW

VALLAS
REALTY, INC.



SUMMARY INFORMATION

Available Suites:	210, 220, & 230
Available Space:	±1,400 (210/220) & ±1,750 SF (230)
Lease Rate:	\$32.50 /SF
NNN Expenses:	\$6.50 /SF
TI Allowance:	Available
Zoning:	B-2, General Business (City of Semmes)
Year Built:	2024
Anchor:	Publix
Parking:	Shared parking field (+300 stalls)
Signage:	3 pylon signs

CO-TENANTS

Unique Liquor · Alfa Insurance · Firehouse Subs · Wingsville (Coming Soon)

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 the county seat of Mobile County. Centrally located between Houston, Memphis, Atlanta, Dallas, and Tampa, it offers excellent access to major regional markets.

Mobile is a regional center for medicine on the Central Gulf Coast, with four major medical centers in the city — the largest, Mobile Infirmary Medical Center, is a top employer. Brookley Aeroplex, the region's largest industrial and transportation complex, houses more than 70 companies including Airbus North America Engineering and Continental Motors. Mobile is Alabama's only seaport, and the Port of Mobile — the 9th largest in the U.S. by cargo tonnage — is a major economic driver.

The Mobile CBSA is recovering from recent economic disruption in a stronger position than many metros, with Alabama outpacing most states in speed of recovery. Per Moody's Analytics and CNN Business, Alabama holds the fifth-best "back to normal" ranking in the U.S. by job and production numbers.

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ADDITIONAL PHOTOS

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ADDITIONAL AERIAL PHOTOS

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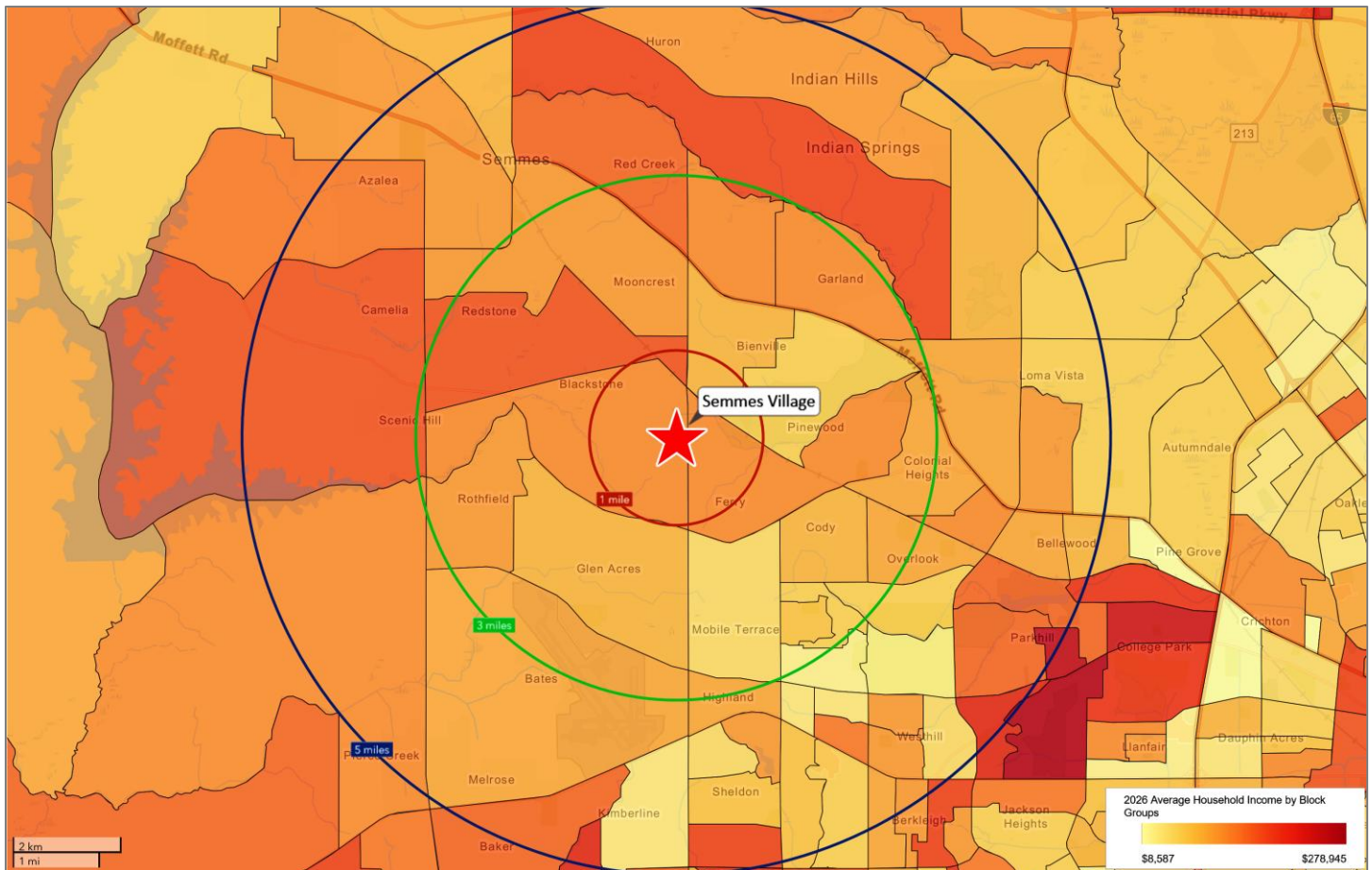
**VALLAS
REALTY, INC.**

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| <ul style="list-style-type: none"> ▪ Full 4" concrete slab ▪ No ceiling - open to roof deck with exposed joists ▪ Walls - sheetrock sanded and ready for paint ▪ Side walls on CMU will be ½" gypsum board on 7/8' FC ▪ Rear door - 3'0" x 7'0" hollow metal door ▪ Units sprinklered for base building delivery type ▪ Electrical Service - 120/208V (See Chart for panel) | <ul style="list-style-type: none"> • Single unisex restroom with drop ceiling & light • Roof deck and exposed joists painted black • Rear wall - Exposed block wall - not painted • Front door - 3'0" x 7'0" storefront door • Hi-Lo drinking fountain • Telephone conduit routed to each unit • Lighting - (3) 8' LED strip lights, equally spaced |
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LOCATION MAP & DEMOGRAPHICS

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TRADE-AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2026 Population	2,884	25,731	71,915
Median Age	38.9	38.9	36.7
Largest Median Age Group	35-44	25-34	25-34
2026 Households	1,106	10,111	28,817
Average Household Size	2.61	2.54	2.40
Average Household Income	\$99,192	\$84,378	\$87,225
Owner Occupied Houses	89.9%	75.1%	66.2
Renter Occupied Houses	10.1%	24.9%	33.8%
Average House Value	\$297,736	\$245,923	\$264,583

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