

FOR LEASE

2,953± SF OFFICE/WAREHOUSE WITH FENCED YARD

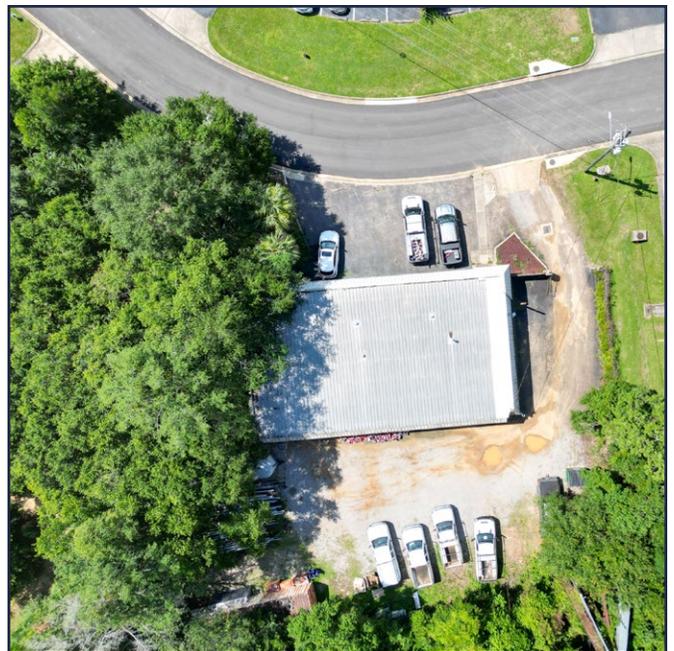
5462 Able Court | Mobile, AL



Property Features

- 2,953 SF office/warehouse with small fenced-in yard
- Office is 1,850 SF of mostly open floor plan that is suitable for cubicles/work stations
- Warehouse is 1,000 SF with a roll-up door
- Suitable for many business enterprises
- Zoned: B-3: Community Business
- Over 24,000 cars per day on Cottage Hill Road

LEASE RATE: \$14.00/SF NNN

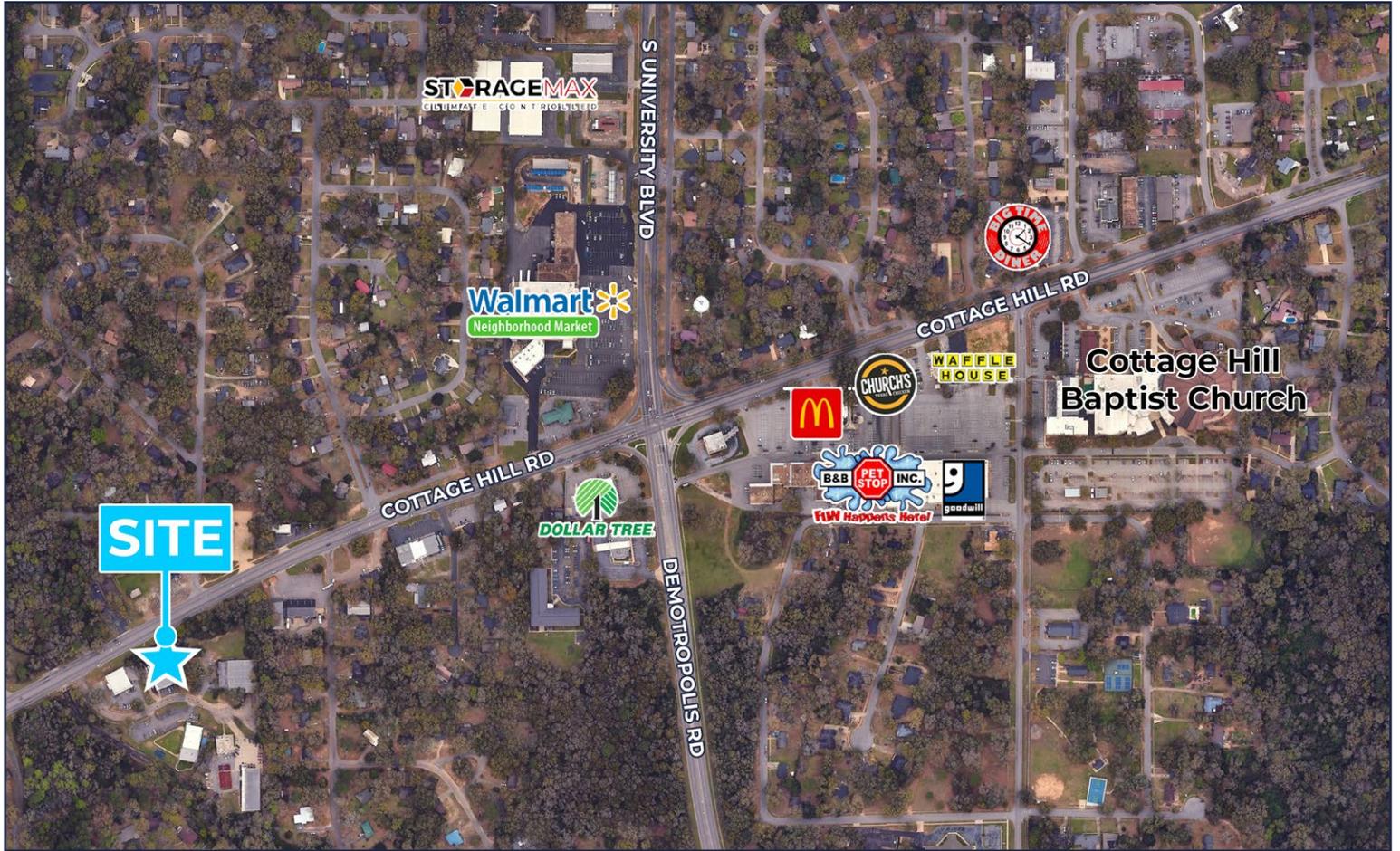


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Location Description

The property is located on Able Court, a cul-de-sac on the south side of Cottage Hill Road, between University Boulevard and Knollwood Drive. The area features a mix of many businesses including retail, office and light industrial and the outer layer features single-family homes, multi-family properties, churches and schools.

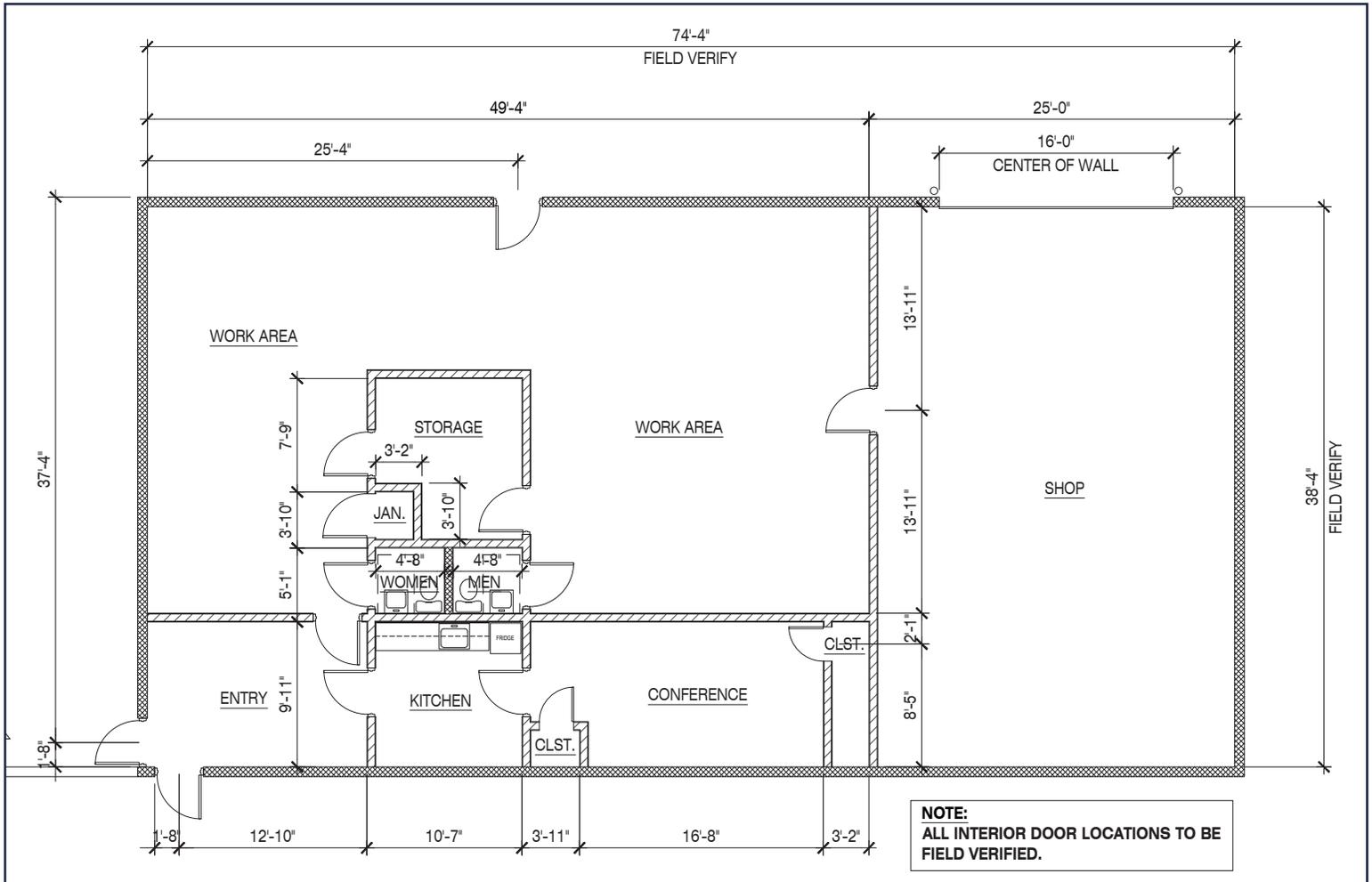
DEMOGRAPHICS

2025	1-MILE	3-MILE	5-MILE
Total Population	8,573	64,312	143,586
Average Household Income	\$88,599	\$83,339	\$82,889
Daytime Population	7,594	68,774	163,271
Households	3,681	29,469	61,766

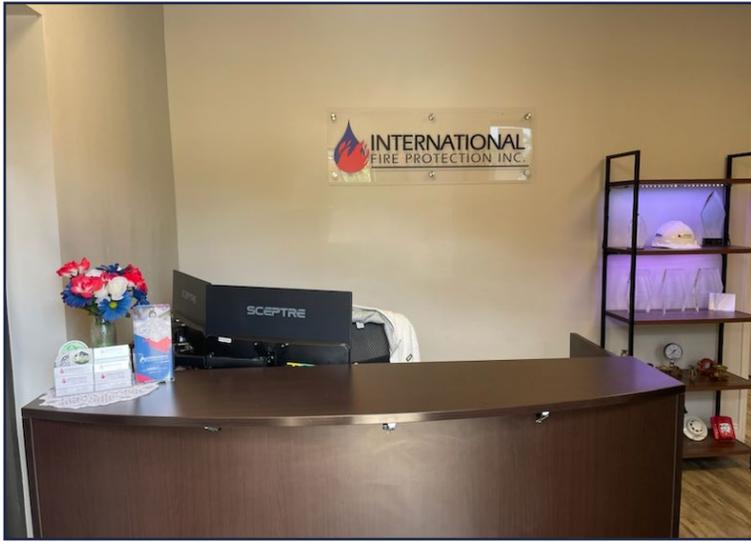
Source: ESRI, 2025

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