

SITE
5398 US-45

Mattie T. Blount
High School

Chickasabogue
Park



Clark-Shaw Magnet
School

Jahn Will
Elementary School

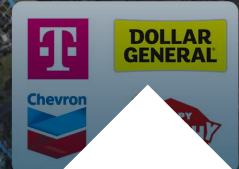


CL Scarborough
Middle School



USA Health
University Hospital

Bishop State
Community College



FOR SALE

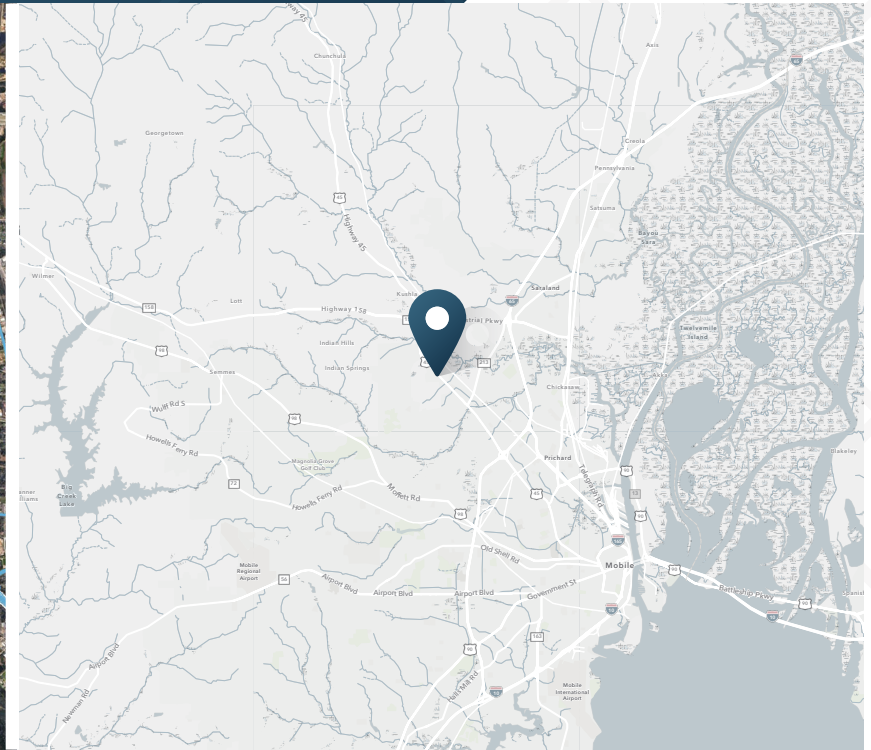
6.47 AC Land Opportunity

5398 Highway 45 | Eight Mile, AL



6.47 AC Land Opportunity

5398 Highway 45 | Eight Mile, AL 35601



6.47 AC
Available

ABOUT THE PROPERTY

- 6.47 acres hard-to-find parcel with excellent exposure in a growing commercial corridor
- Located directly on Highway 45, a key north-south corridor through Eight Mile, AL
- Excellent road visibility with high daily traffic counts
- Positioned to serve both local residents and regional commercial traffic with quick access to I-65, I-165, and downtown Mobile, AL
- Eight Mile is part of the Mobile metropolitan area, one of Alabama's largest markets
- Surrounded by residential growth, distribution hubs, and businesses

TRAFFIC COUNTS

I-65, SE of Site	80,457 VPD
I-65, S of Site	80,733 VPD
I-165, SE of Site	39,733 VPD
US 98, SW of Site	23,349 VPD
Year: 2024 Source: ALDOT	

NEARBY RETAIL INCLUDES



CONTACT

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SITE
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Mattie T. Blount
High School

Chickasabogue
Park

7-Eleven
DOLLAR TREE
DOLLAR GENERAL

PNC
DOLLAR GENERAL
Little Caesars

Auto Zone
DISCOUNT TIRE
O'Reilly
AUTO PARTS

Valero
Hardee's
Chevron

LOUISIANA
KITCHEN
Domino's
PIZZA
BURGER KING
McDonald's
Valero
TEXACO

Loves

EXXON
DOLLAR GENERAL
market

piggly wiggly
Wendy's
K

DOLLAR TREE
McDonald's
TACO BELL
K
metro
by T-Mobile
KFC
Auto Zone

Clark Shaw Magnet
School

John Will
Elementary School

Walmart
Neighborhood Market

piggly wiggly

CL Scarborough
Middle School

Holiday Inn
Express
ZAXBY'S
Wendy's
extended
STAY AMERICA

piggly wiggly
PNC
Shell
McDonald's
CVS

USA Health
University Hospital

Bishop State
Community College

T-Mobile
DOLLAR GENERAL
Chevron
KRISPY
KRUNCHY
CHICKEN

Dunbar Magnet School

McDonald's
Waffle House
Hungry Howie's
Mellow Mushroom

Chick-fil-A
Coke

Panera
BREAD
tropical
CAFE
First Horizon
Blaze
PIZZA

Bojangles
CVS

Publix
Great Clips
Marz's
PIZZA

DD
SONIC

TACO
BELL



45

SITE
6.47 AC

SUBJECT PROPERTY
281,833 SQ. FT.
6.47 ACRES

13,700 VPD

6.47 AC Land Opportunity

5398 Highway 45 | Eight Mile, AL 35601



DEMOGRAPHIC HIGHLIGHTS

3 MILES

7,895 Population	7,026 Total Daytime Population	\$79,085 Average Household Income	3,066 Total Households
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5 MILES

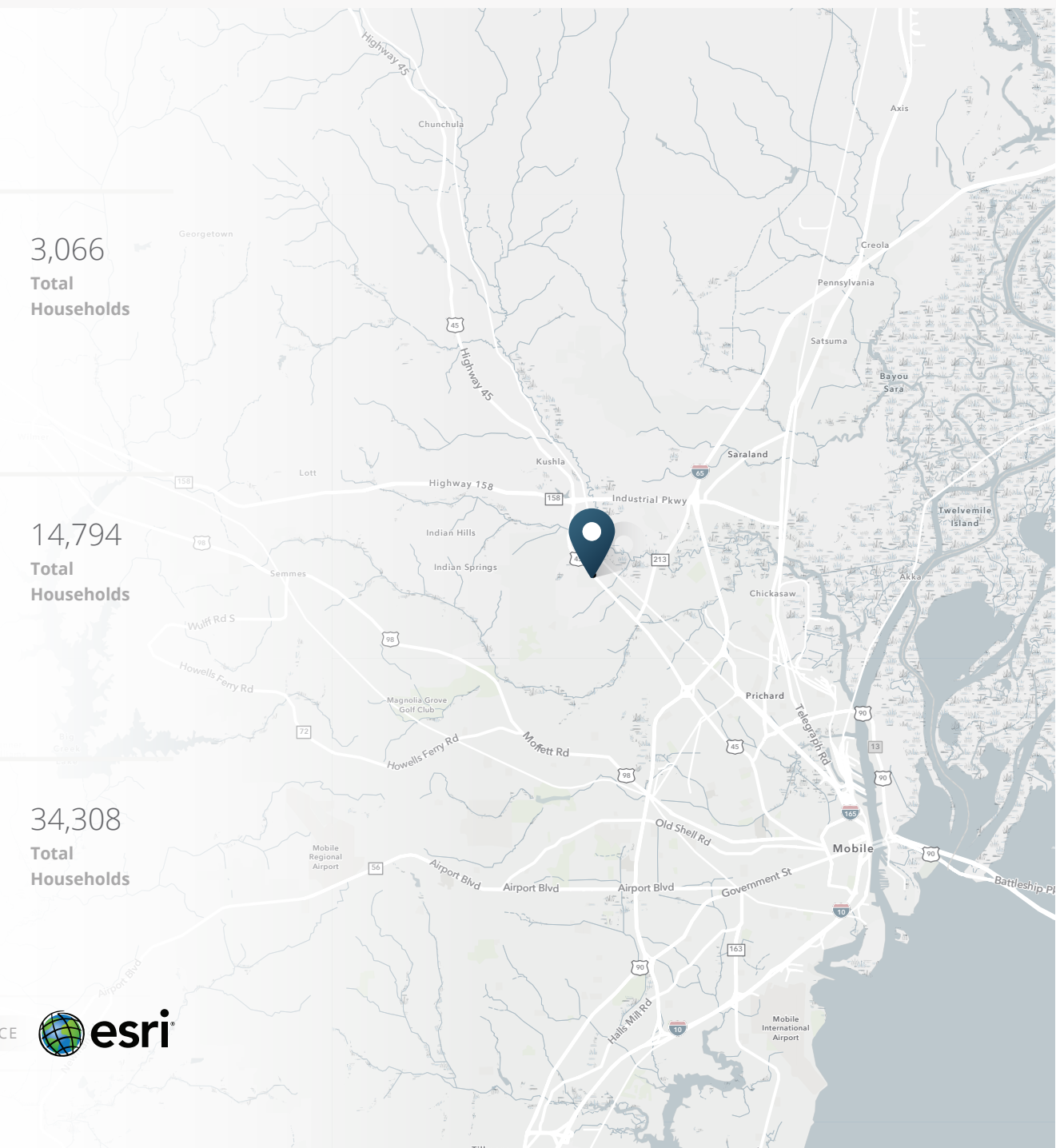
36,815 Population	32,212 Total Daytime Population	\$76,573 Average Household Income	14,794 Total Households
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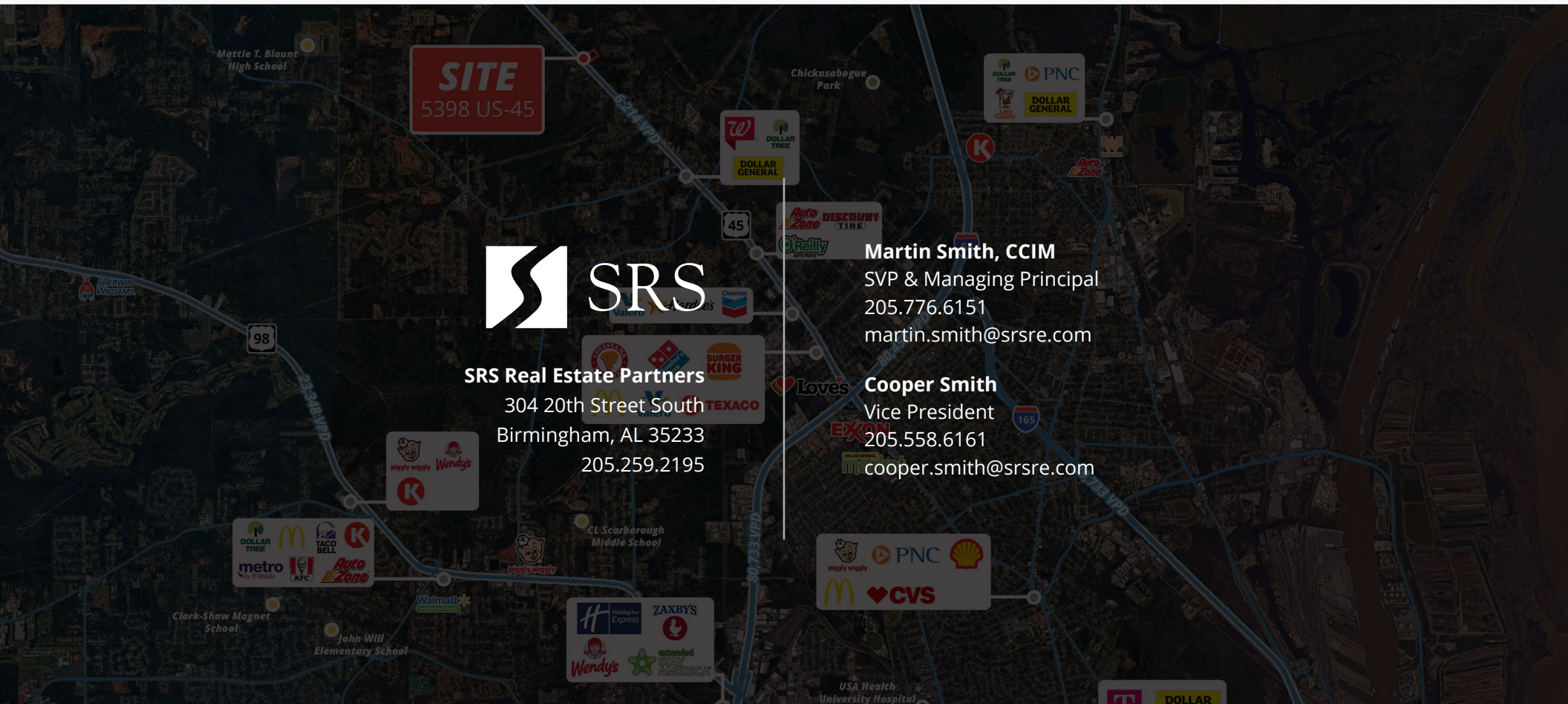
7 MILES

85,493 Population	79,648 Total Daytime Population	\$73,726 Average Household Income	34,308 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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