

FOR LEASE

PROPERTY OVERVIEW

Excellent retail location positioned directly on Schillinger Road S. near the busy intersection of Cottage Hill Road in a highly visible, easily accessible shopping center in the ever-growing West Mobile area. This raw space features an already built-in drive-thru window, ample parking, and is ready to be built-out.

PROPERTY HIGHLIGHTS

- High-density, high-income population
- Near busy, signalized intersection
- Drive-thru capability

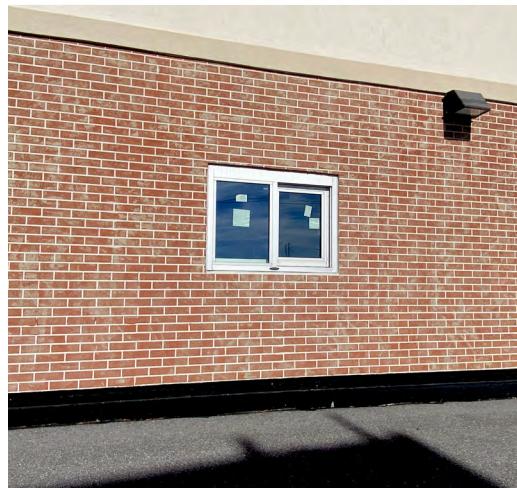
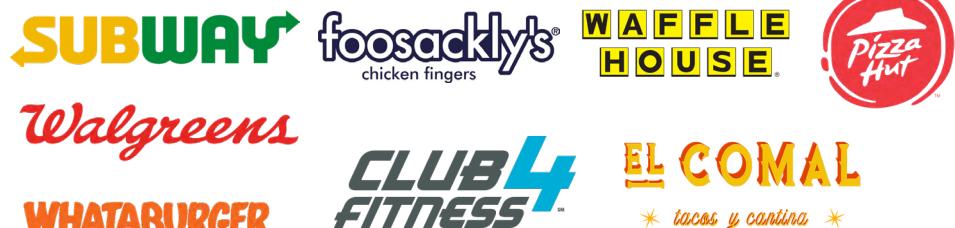
TRAFFIC COUNTS (ADT 2023)

- On Schillinger Road: 22,069
- On Cottage Hill Road: 24,132

2025 DEMOGRAPHICS

| | 1 MI | 3 MI | 5 MI |
|--------------------|-----------|-----------|----------|
| Population | 5,028 | 51,613 | 116,784 |
| Avg. HH Income | \$107,568 | \$103,600 | \$94,232 |
| Daytime Population | 2,691 | 27,639 | 75,247 |

NEARBY RETAILERS



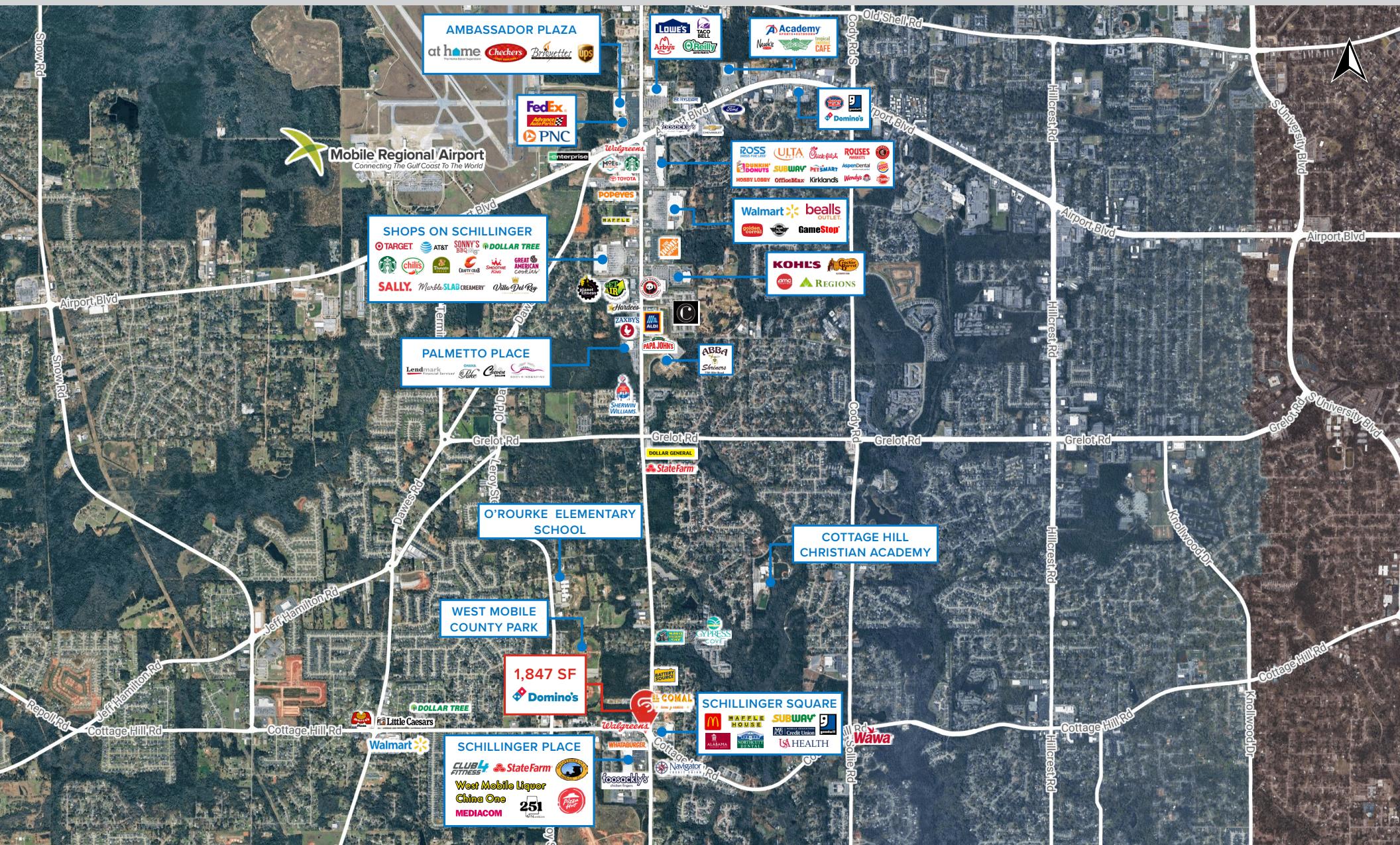
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DRIVE-THRU RETAIL

2396 Schillinger Road S., Mobile, AL



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