

## 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



### BUILDING SIZE

- 3,600 ± SF

### AVAILABLE

- Suite A: 1,847 ± SF

### LEASE RATE

- \$25.00 PSF + \$4.55 NNN





