



Representative Photo

VACANT DOLLAR TREE

336 N Broad St, Mobile, AL

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VACANT DOLLAR TREE

336 N BROAD ST, MOBILE, AL

FINANCIAL OVERVIEW

LIST PRICE
\$750,000

PRICE/SF
\$75.00

INVESTMENT HIGHLIGHTS:

- 10,000-SF Vacant Dollar Tree Location
- 2015 Construction on a +/-1.10 Acre Lot
- Two Points of Ingress/Egress With Large Parking Area and Bike Lane Access
- Located Within a Retail Strip Center With Strong Tenant Mix
- Adjacent to Bishop State Community College Campus, With 2,000 Students
- Daytime Population Exceeds 127,200 Within 5-Miles
- 1 Mile From Downtown Mobile

PROPERTY DESCRIPTION

ADDRESS:	336 N Broad St, Mobile, AL 36603
YEAR BUILT:	2015
GLA:	10,000-SF
LOT SIZE:	+/-1.10-AC
TYPE OF OWNERSHIP:	Fee Simple



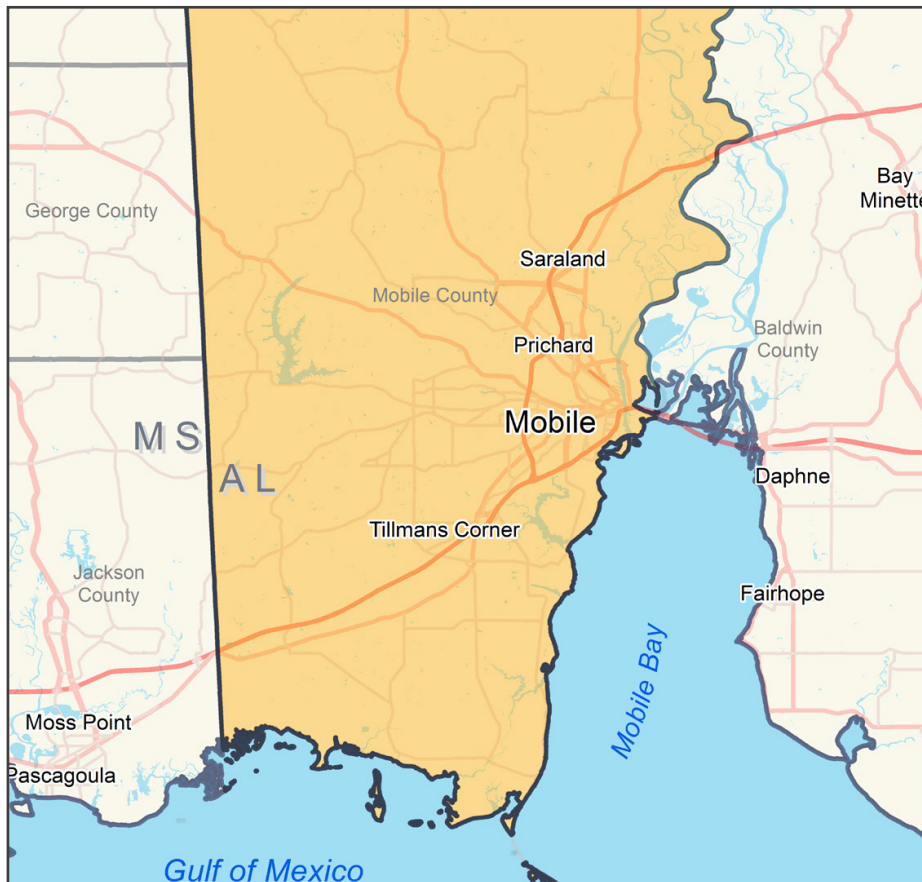
VACANT DOLLAR TREE

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MARKET OVERVIEW

MOBILE METRO OVERVIEW

Mobile County is situated on the Alabama coast, partially bordered by Mobile Bay and the Gulf of Mexico. Known for its many live oak-lined streets, the metro is a Gulf Coast cultural center that boasts a concentration of historical architecture, neighborhoods and museums. Additionally, the metro hosts Alabama's only deep-water port and a growing manufacturing industry. The city of Mobile is the fourth largest in the state of Alabama, with over 180,000 residents.



METRO HIGHLIGHTS



PORT ACTIVITY

The Port of Mobile is one of the largest deep-water ports in the nation, focusing on forest products. More than 50 million tons pass through the port annually.



TOURISM

Mobile is home to 32 miles of white-sand beaches, drawing in nearly 3.3 million tourists annually as visitors enjoy the sunshine and offshore activities.



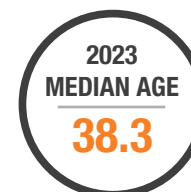
SHIPBUILDING INDUSTRY

Austal USA builds combat ships and high-speed vessels for the United States Navy, and it is one of the metro's top employers. Alabama Shipyard, LLC, another Mobile-based employer, also handles multi-million dollar government contracts.

ECONOMY & DEMOGRAPHIC HIGHLIGHTS

- Shipbuilding, steel and chemical companies drive the growth of the metro's manufacturing industry. The entry of Airbus to the metro has elevated the aerospace sector, which is also occupied by VT Mobile Aerospace Engineering and Continental Aerospace Technologies.
- Education-related positions are numerous, with the Mobile County Public School System and the University of South Alabama representing the metro's top employers.
- Activities on and near the water, as well as attractions like the USS Alabama Battleship Memorial Park, result in tourism having a more than \$1.5 billion economic impact annually.
- Infirmity Health leads a trio of larger medical systems that employ more than 5,000 people.

DEMOGRAPHIC HIGHLIGHTS



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DEMOGRAPHIC SUMMARY

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection	8,888	44,570	85,531
2023 Estimate	8,781	44,906	86,027
2020 Census	8,779	44,935	86,872
2000 Census	9,358	52,345	97,781
Daytime Population	22,545	71,919	127,221
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Average	\$56,744	\$54,436	\$53,456
Median	\$30,228	\$34,538	\$34,227
Per Capita	\$28,683	\$23,965	\$22,997
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection	4,496	19,414	36,511
2022 Estimate	4,374	19,313	36,316
2020 Census	4,304	19,177	36,105
2000 Census	4,079	20,713	38,333
HOUSING	1 Mile	3 Miles	5 Miles
Median Home Value	\$188,241	\$139,407	\$113,283
EMPLOYMENT	1 Mile	3 Miles	5 Miles
2023 Unemployment	12.71%	10.02%	9.11%
Avg. Time Traveled	23	22	22
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
High School Graduate (12)	29.07%	33.10%	34.25%
Some College (13-15)	22.10%	20.33%	20.77%
Associate Degree Only	7.61%	7.38%	8.09%
Bachelor's Degree Only	15.83%	15.20%	13.93%
Graduate Degree	11.64%	9.94%	8.49%

MAJOR EMPLOYERS	EMPLOYEES
1 Mobile Infirmery Association	2,938
2 Infirmery Health System Inc	2,900
3 Felder Services LLC	1,500
4 Carlson Hotels Management Corp	1,443
5 VT Mobile Aerospace Engrg	1,400
6 USA Health University Hospital-USA Health	1,400
7 Carmax Auto Superstores Inc	947
8 Springhill Hospitals Inc	900
9 Austal Usa LLC	700
10 City of Mobile-Purchasing Department	660
11 Hargrove Controls & Automation	605
12 G-I Holdings Inc	594
13 Safran Usa Inc	521
14 Computer Programs Systems Inc-CPSI	505
15 U-Haul Co Southern Alabama Inc-U-Haul	484
16 Reynolds Metals Company LLC-Alcoa	474
17 Saybolt LP	466
18 Bfw Liquidation LLC	452
19 Mobile Press Register Inc	450
20 Technify Motor (usa) Inc-Continental Motors Services	400
21 US Navy	368
22 Gtl Public Communications Inc	365
23 Lowes Home Centers LLC-Lowes	351
24 Hargrove Engineers & Constrs	350
25 Austal Usa LLC	347

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