

FOR LEASE

2,459± SF OFFICE/RETAIL

550 Bel Air Blvd. | Mobile, AL



Property Features

- Available: 2,459± SF
- Lot Size: 0.42± AC
- Zoning: B-3
- Frontage: 150± FT (Bel Air Blvd.)
- Former Wells Fargo branch building featuring an open floor plan with private offices
- Pylon signage
- Drive thru capability
- Employee break room
- Great opportunity for small retail, office, medical or pharmacy
- Excellent visibility adjacent to Bel Air Mall in front of Target

Demographics

| 2025 | 1 mile | 3 mile | 5 mile |
|--------------------|--------|--------|---------|
| POPULATION | 7,523 | 69,120 | 154,720 |
| # OF HOUSEHOLDS | 3,424 | 30,303 | 67,103 |
| DAYTIME POPULATION | 14,850 | 99,309 | 201,780 |
| TOTAL BUSINESSES | 748 | 4,222 | 7,888 |

LEASE RATE: \$12.20/SF MG

Jay Roberds, SIOR

251.753.1015 | jay@cre-mobile.com



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Location Description:

Centrally located in Midtown Mobile on the eastern side of Mobile County's densest concentration of retail, including two regional malls, big-box retailers, restaurants, hotels, auto dealerships and financial services. Subject property is convenient to I-65, Airport Blvd., Cottage Hill Rd. and US HWY 90. Less than one mile to I-65.

| | |
|---------------------|-----------|
| Airport Blvd. | 0.4 miles |
| I-65 | 0.8 miles |
| E I-65 Service Rd N | 0.9 miles |
| Springdale Blvd. | 1.4 miles |
| Dauphin Street | 1.6 miles |
| Government Blvd. | 2.1 miles |
| I-10 | 4.3 miles |
| Downtown Mobile | 4.8 miles |



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