

# 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**

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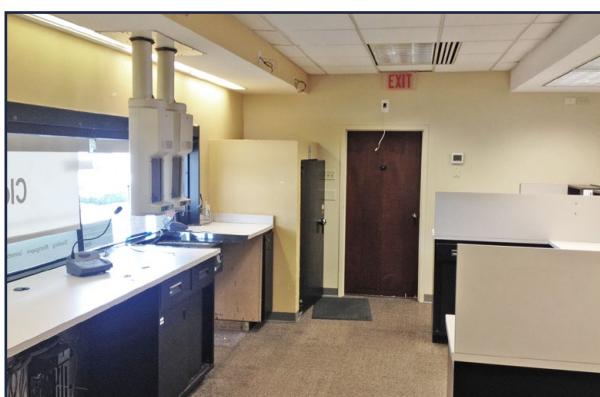
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## Location Description:

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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