

## FOR SALE

3026 Cottage Hill Road  
Mobile, AL 36606



## PROPERTY HIGHLIGHTS

3026 Cottage Hill Road, formerly operated as a C-store, presents a prime opportunity for repurposing. Ideally located near Interstate 65 and Bel Air Mall, the site offers ideal visibility and easy access. This site is situated in a dense residential area, with multiple apartment complexes, parks, and key transportation hubs.

<b>BUILDING SF</b>	2,540
<b>LAND SF</b>	16,287
<b>YEAR BUILT</b>	1988
<b>PARKING</b>	7 Spaces
<b>TRAFFIC COUNTS</b>	10,765 VPD

<b>SIGNAGE TYPE</b>	Pylon
<b>3-MILE (POP.)</b>	68,748
<b>5-MILE (POP.)</b>	152,089
<b>AVG HH. INCOME</b>	\$64,327
<b>SPACE USE</b>	Retail



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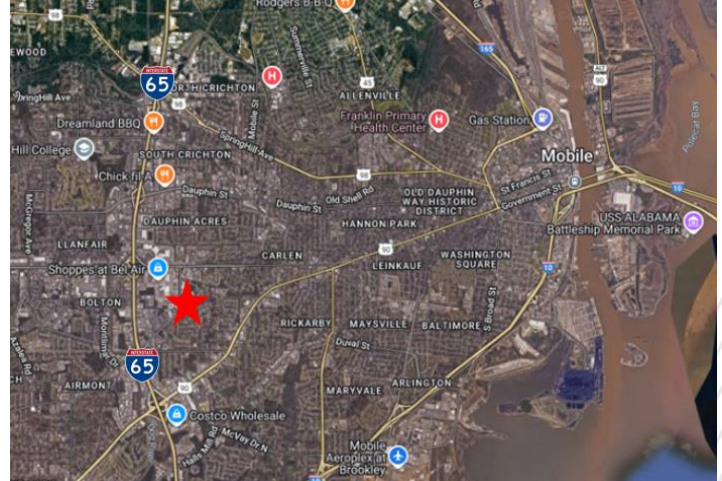
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### ADDITIONAL INFORMATION

Nearby national retailers include Dillard's, Belk, JCPenney, Target, Bath & Body Works, Kay Jewelers, Men's Warehouse, Marshalls, Michaels, Big Lots and more. Within a one-mile radius there are 7,835 residents and 3,338 households with a median age of 34.5. Within a three-mile radius there are 68,748 residents and 30,134 households with a median age of 37.



### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	R022909303001053
<b>2024 RE TAXES</b>	\$2,636
<b>ZONING</b>	R-3 Multi Family Residential



### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

### OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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