

WEST PARK SELF STORAGE

1300 SCHILLINGER ROAD SOUTH MOBILE, ALABAMA 36695

CBRE



PROPERTY OVERVIEW

CBRE is pleased to offer West Park Self Storage facility for sale, a **244**-unit self-storage facility, consisting of four (**4**) non-climate controlled structures, one (**1**) climate controlled structure, as well as outside covered storage. This asset is located within a rapidly expanding submarket of Mobile, AL. This facility has a current Net Operating Income (NOI) of **\$145K**. There is a **value-add opportunity** to increase rents by **20-25%** and improve the current occupancy rate of **72%**. This property has recently undergone capital improvements including new pavement, new roll-up doors, a new security system, a new automatic security gate at the entrance of the facility, as well as a subdivision from the retail frontage in preparation for a sale.

CAPITAL EXPENDITURES

- + NEW PAVING
- + RECENT PARCEL SPLIT
- + NEW AUTOMATIC SECURITY GATE
- + NEW SECURITY CAMERAS
- + UPDATED ROLL UP DOORS



PROPERTY HIGHLIGHTS



Located along highly trafficked Schillinger Road with over 40,000 vpd



Significant income growth within the West Mobile submarket



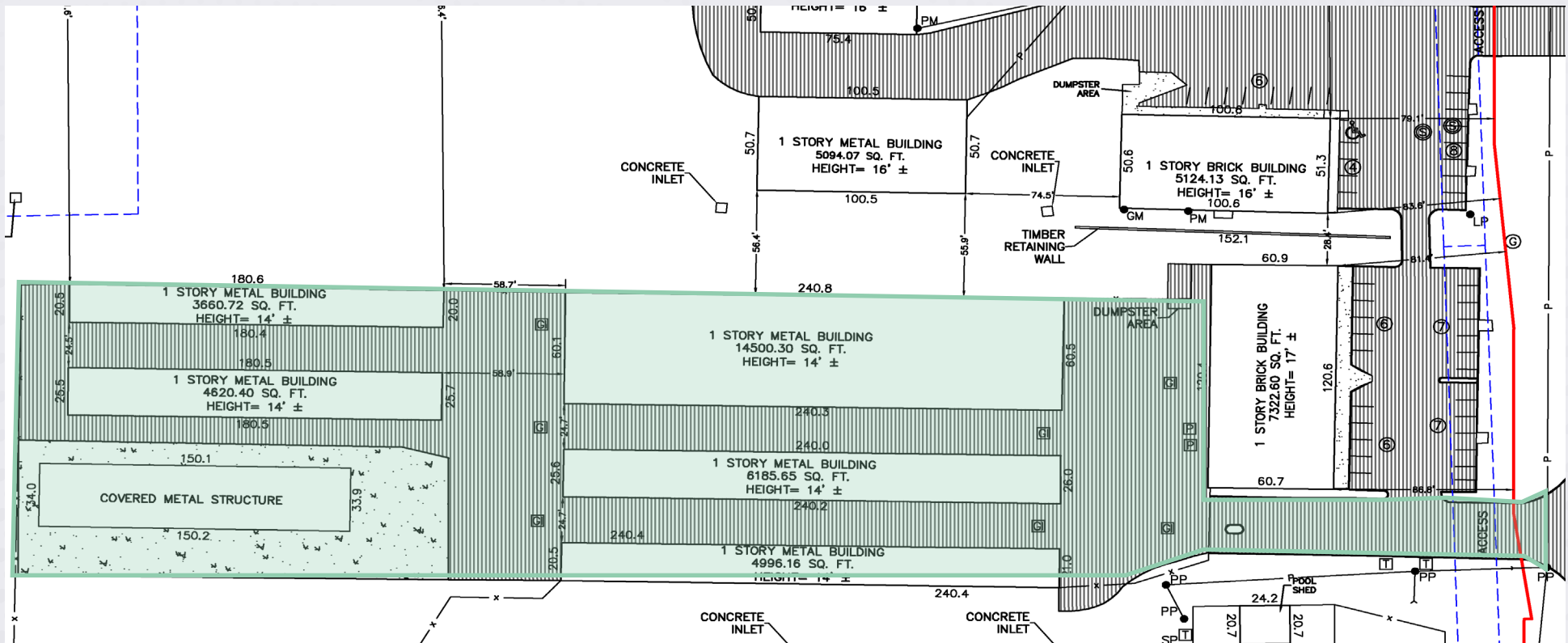
Strong Demographics within a 5 mile radius



Major market activity generators such as The Mobile Regional Airport is located 2.5 miles

BUILDING SPECIFICATIONS

36,950 SF TOTAL



PROPERTY PHOTOS



AERIAL MAP

MOBILE REGIONAL
AIRPORT



THE COTTAGES AT
SCHILLINGER'S POINTE
180 UNITS



CALIBER COLLISION

Jeep

RETREAT AT SCHILLINGER
270 UNITS

SITE

40,336 VPD



AREA DEMOGRAPHICS

DEMOGRAPHICS	5 MILE RADIUS
2023 Population	121,649
2023 Businesses	3,168
2023 Employees	37,702
Households	49,124
2023 Average Household Income	\$85,689
2028 Average Household Income	\$97,440
Average Household Size	2.42
Median Age	38.6

LOCATION OVERVIEW

With a population of over 121,000 within a 5-mile radius, Schillinger road serves as a major North-South connector in West Mobile. With the newly constructed South Alabama Logistics Park (11 Miles South) and the Mobile Regional Airport (2.5 Miles North), the daily traffic on this road will continue to increase.





1300
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MOBILE, AL 36695

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