

REDEVELOPMENT OPPORTUNITY SIGNALIZED CORNER ON SPRINGHILL AVE

At Springhill Ave & Mobile Street | 2660-2662 Springhill Ave | Mobile, AL 36604



- Property includes two small buildings and a $\pm 7,500$ SF corner lot on Springhill
- 2 parcels combined to total ± 0.49 AC
- Sale Price: \$550,000
- Prime corner lot with great access and visibility to Springhill Ave (US Hwy 98)
- Over 214' frontage on Springhill Avenue
- Zoned B-2 - Neighborhood Business

Potential redevelopment opportunity located at a signalized intersection of Springhill Avenue (US Highway 98) and Mobile Street in Midtown Mobile, Alabama. Unparalleled visibility and full access to both streets, providing an ideal location for nearly any commercial user. Traffic counts on this portion of Springhill Avenue are over 25,000 vehicles per day as of 2023 (per ALDOT). This portion ($\frac{1}{2}$ mi radius) around Springhill Avenue is currently seeing tremendous redevelopment and growth, with Dollar Tree, Popeye's, Cefco, and Big Tuna Car Wash all being newly developed since 2018.

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Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.

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SUMMARY INFORMATION

Addresses:	2660 Springhill Avenue 2662 Springhill Avenue Mobile, Alabama 36607
2660 Size:	±1,178 SF Building ±7,500 SF corner lot
2662 Size:	±870 SF Building ±13,960 SF lot
Total Land Size:	±21,460 SF / ±0.49 AC
Zoning:	City of Mobile B2 Neighborhood Business
Sale Price:	\$550,000

MOBILE MARKET OVERVIEW

Mobile is a major port and shipbuilding and commercial center at the head of Mobile Bay on the Gulf Coast.

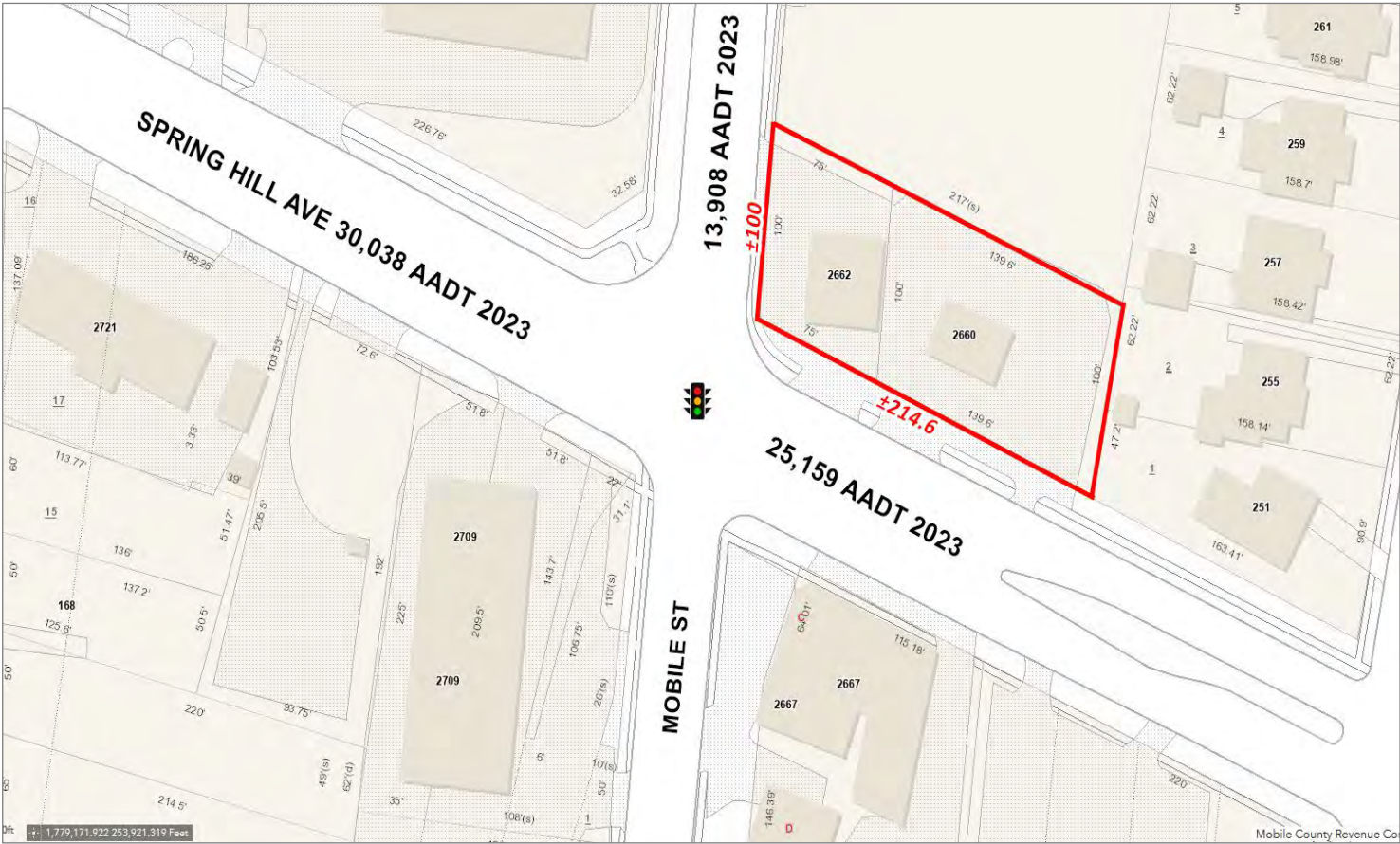
The city benefits from some tourism, and manufacturing industries include paper, automotive and aerospace. The area has grown considerably as a port facility, in part because of the growth of Asian-owned auto plants in Alabama and other parts of the South.

The aerospace business continues to expand in Mobile with Airbus’ expanding aircraft engineering and assembly facilities at Mobile Aeroplex at Brookley. Also, military ship building continues to be a growing industry with Austal building advanced combat naval vessels in Mobile. The Alabama State Docks at Mobile also provide a solid catalyst for new jobs with export and import opportunities.

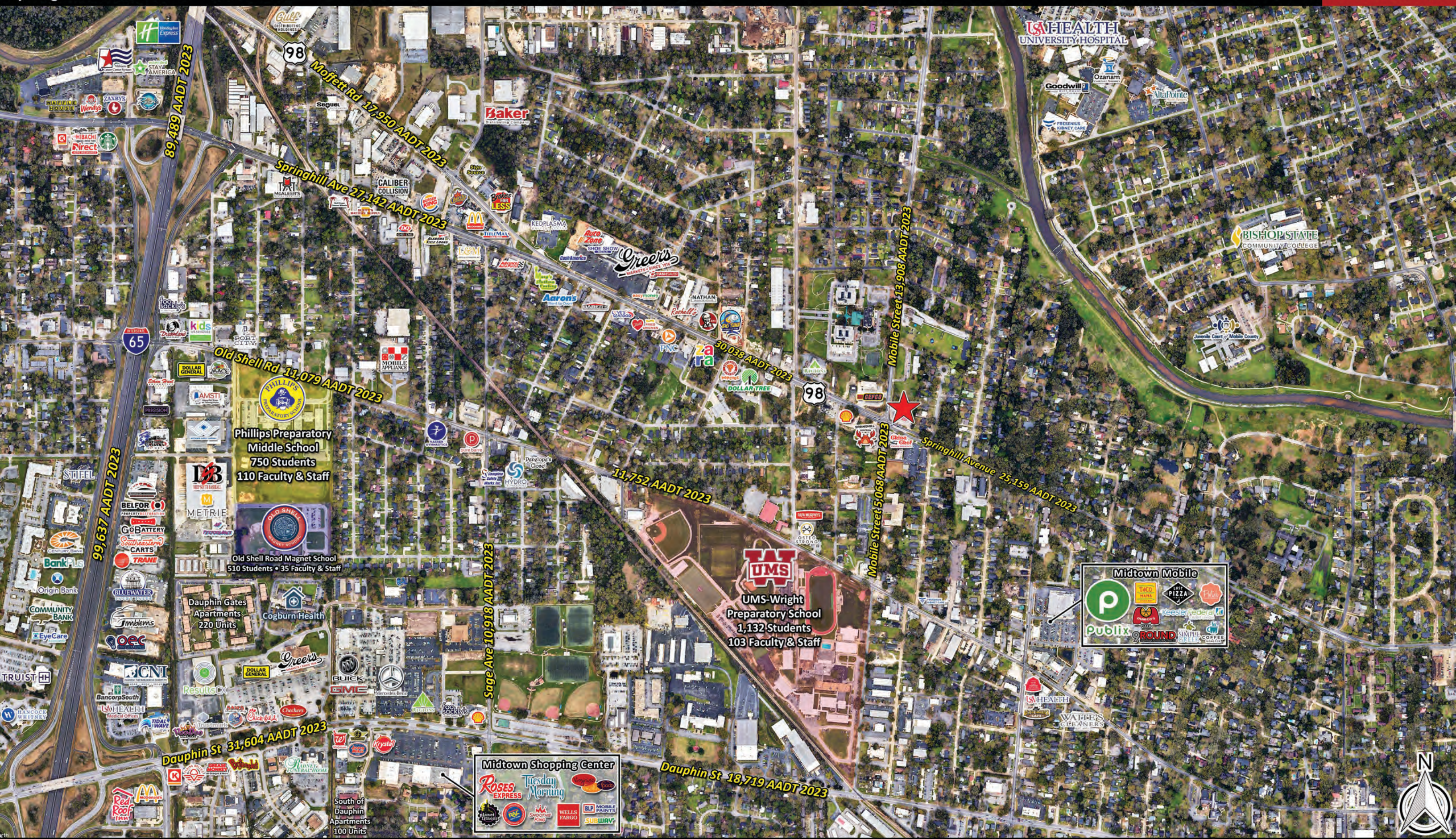
Mobile is also seeing explosive growth from e-commerce retailers. Amazon opened a \$30 million sorting center in 2018. Walmart officially opened its \$135 million distribution center in Mobile County in the spring 2018, which encompasses 2.6 million square feet.

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Plat with Dimensions and Close-Up Aerial

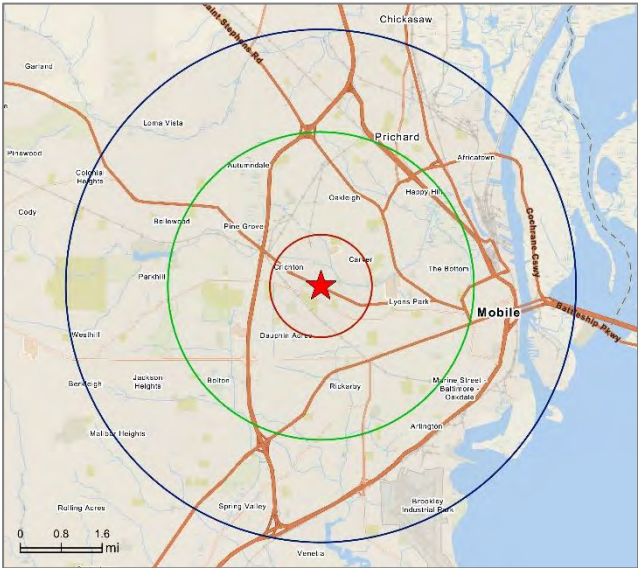
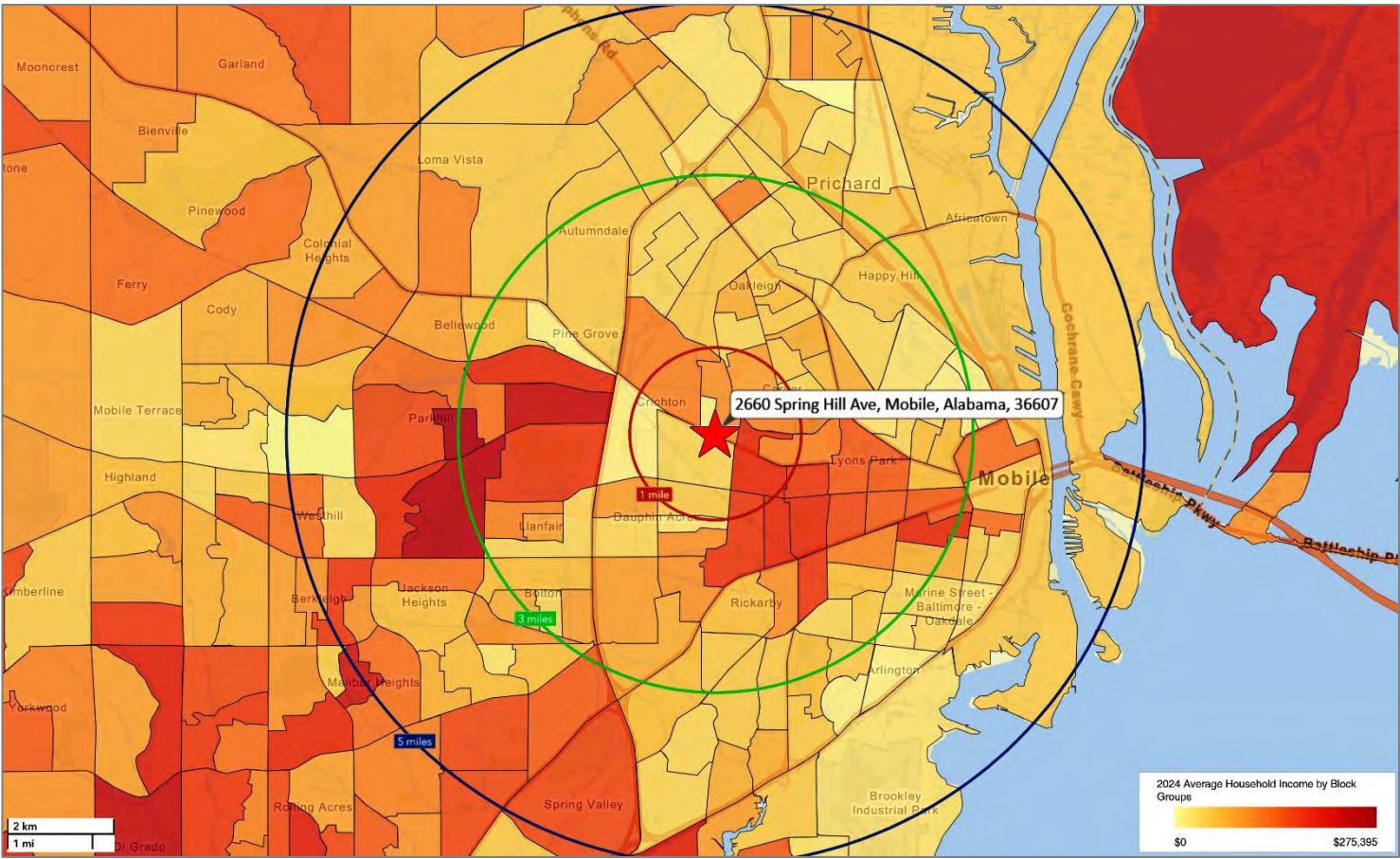


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Average Household Income Heat Map, Location Map and Demographics

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2024 Demographics	1 Mile	3 Miles	5 Miles
Population	8,326	65,230	135,573
Median Age	41.4	38.6	37.7
Largest Median Age Group	65-74	25-34	25-34
Daytime Population	12,586	95,592	187,524

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,700	28,460	57,692
Average Household Size	2.19	2.21	2.27
Average Household Income	\$69,114	\$76,375	\$72,059

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	40.6%	42.0%	42.9%
Renter Occupied Houses	42.7%	41.7%	41.7%
Average House Value	\$241,292	\$255,926	\$244,975



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