

# AUTO SHOP FOR LEASE IN WEST MOBILE

At Airport Boulevard & Schillinger Road | 90 Schillinger Rd S | Mobile, AL 36608



- Building is ±5,000 SF with 7 roll-up doors
- Excellent location in West Mobile with great access and visibility to Schillinger Rd
- For Lease: \$10.00 PSF + NNN
- Ideal location for automotive, garage, or construction related uses
- Over 165' frontage on Schillinger Road
- Zoned B-3 - Community Business

Auto repair shop for lease in West Mobile. Located directly on a portion of Schillinger Road that sees 30,403 cars per day (*as of 2023 per ALDOT*). With the B-3 zoning, this property could be repurposed for a variety of uses.

**VALLAS  
REALTY, INC.**

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:	90 Schillinger Road S
Building Size:	±5,000 SF
Roll-Up Doors:	3 in the front 1 on the north side 3 in the back
Zoning:	B3 - Community Business
Lease Rate:	\$10.00 PSF NNN

**MOBILE MARKET OVERVIEW**

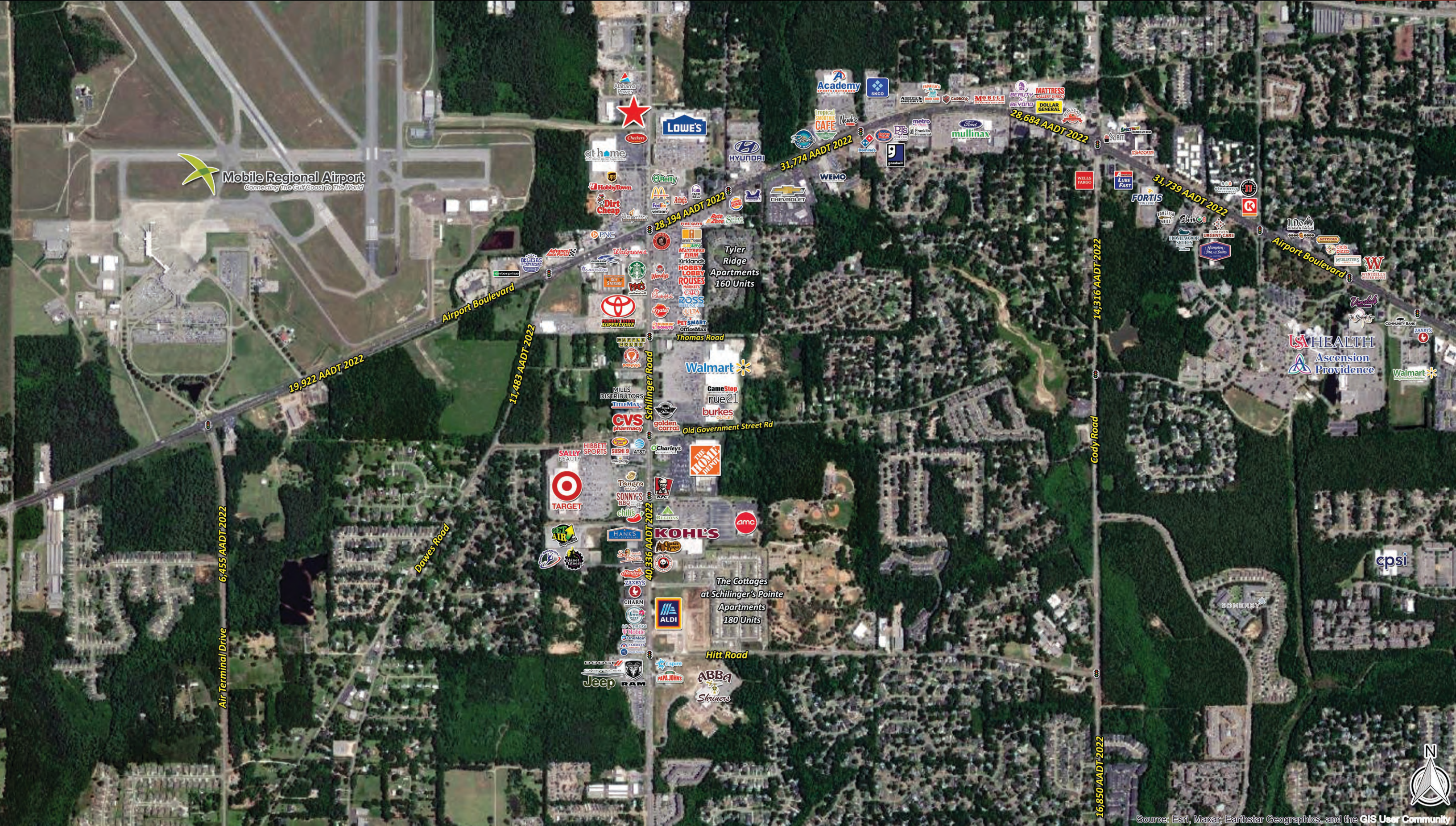
Mobile is a major port and shipbuilding and commercial center at the head of Mobile Bay on the Gulf Coast.

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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Mobile Regional Airport  
Connecting The Gulf Coast To The World

19,922 AADT 2022

11,483 AADT 2022

40,336 AADT 2022

16,850 AADT 2022

14,316 AADT 2022

31,739 AADT 2022

31,774 AADT 2022

28,684 AADT 2022

28,194 AADT 2022

Air Terminal Drive 6,455 AADT 2022

Dawes Road

Airport Boulevard

Schillinger Road

Hitt Road

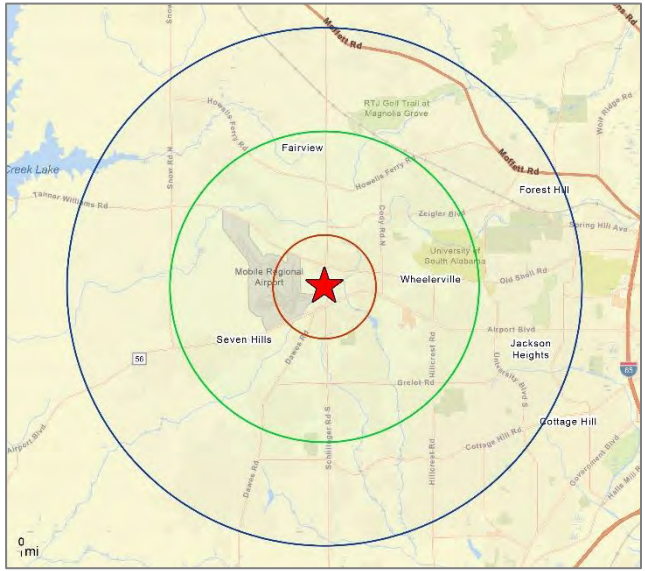
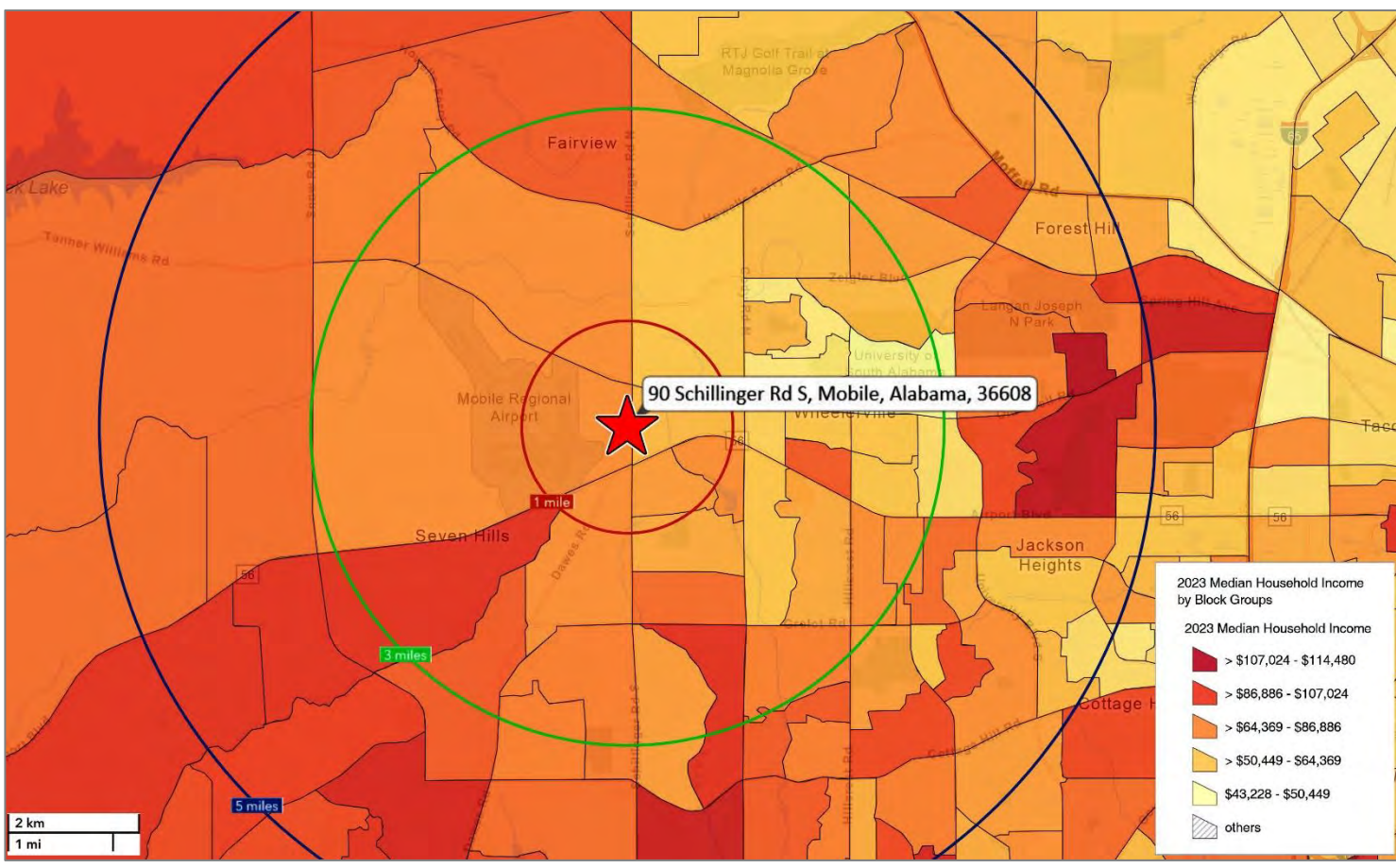
Cody Road

Airport Boulevard



# Average Household Income Heat Map, Location Map and Demographics

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2024 Demographics	1 Mile	3 Miles	5 Miles
Population	2,428	45,266	115,073
Median Age	36.7	35.7	38.4
Largest Median Age Group	25-34	25-34	25-34
Daytime Population	5,380	49,316	104,651

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	960	18,116	46,276
Average Household Size	2.52	2.37	2.43
Average Household Income	\$56,440	\$72,078	\$83,027

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	48.6%	49.5%	57.3%
Renter Occupied Houses	43.6%	42.1%	35.3%
Average House Value	\$134,239	\$206,840	\$239,899

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