

RESTAURANT IN TILLMAN'S CORNER

For Sale | 5470 Inn Road | at I-10 & Highway 90 | Mobile, AL 36619



- ±5,636 SF former fast casual restaurant on ±1.23 AC in the Tillman's Corner area
- Building constructed in 1985, sale price includes limited remaining FF&E
- For Sale: \$995,000
- Includes walk-in cooler and freezer
- Ideal location in growing area, and surrounded by heavy retail & hospitality
- Visibility from I-10 and Highway 90
- Exposure to over 100,000 cars per day

Well-maintained former Hooter's for sale in the growing retail area of Tillman's Corner in Mobile, Alabama. Ideally located at the intersection of Interstate 10 and US Highway 90, and in close proximity to surrounding retail like Winn-Dixie, Aldi, Walgreens, Starbucks, McDonald's, Krystal, Arby's and Waffle House among others. Some FF&E to remain. Property presents a quick conversion opportunity for a restaurant, or other user, or possible redevelopment.



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.



SUMMARY INFORMATION

Building Size:	±5,636 SF
Lot Size:	±1.23 AC / ±53,527 SF
2022 Traffic Counts:	22,942 AADT on Hwy 90 77,791 AADT on I-10
Year Built:	1985
Zoning:	B3 - Community Business
Parking:	96 Standard / 2 Handicap
Sale Price:	\$995,000

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.

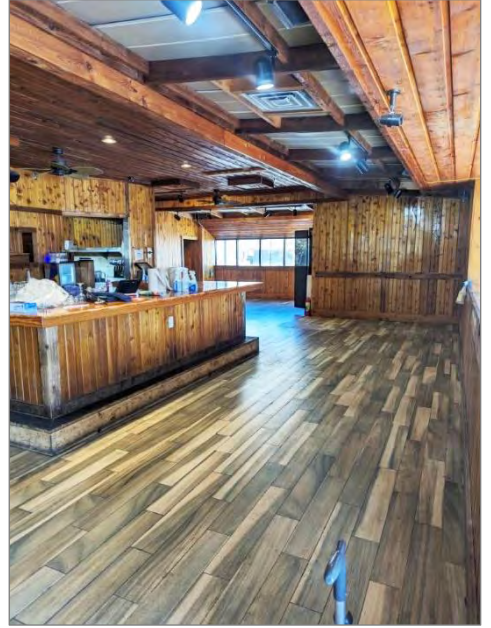
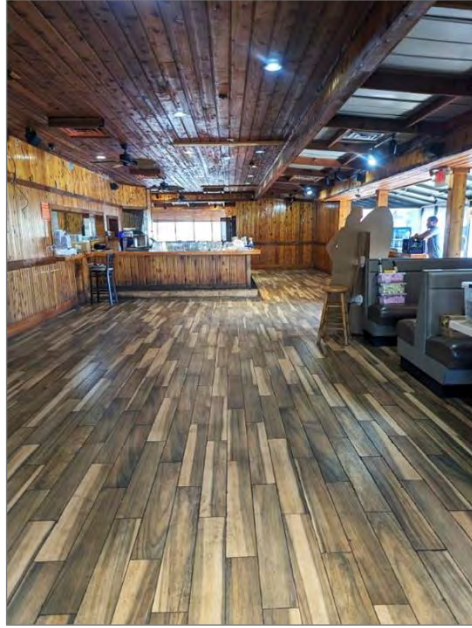
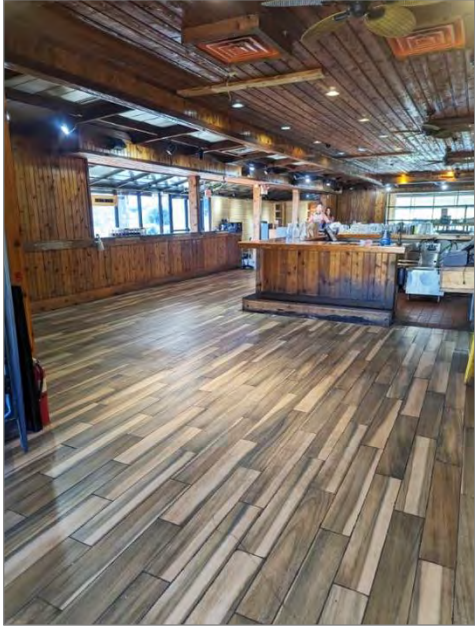
The aerospace business continues to expand in Mobile with Airbus' expanding aircraft engineering and assembly facilities at Mobile Aeroplex at Brookley. Also, military ship building continues to be a growing industry with Austal building advanced combat naval vessels in Mobile. The Alabama State Docks 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 and has announced plans for an 855,000 SF fulfillment center. Walmart officially opened its \$135 million distribution center in Mobile County in the spring 2018, which encompasses 2.6 million square feet.

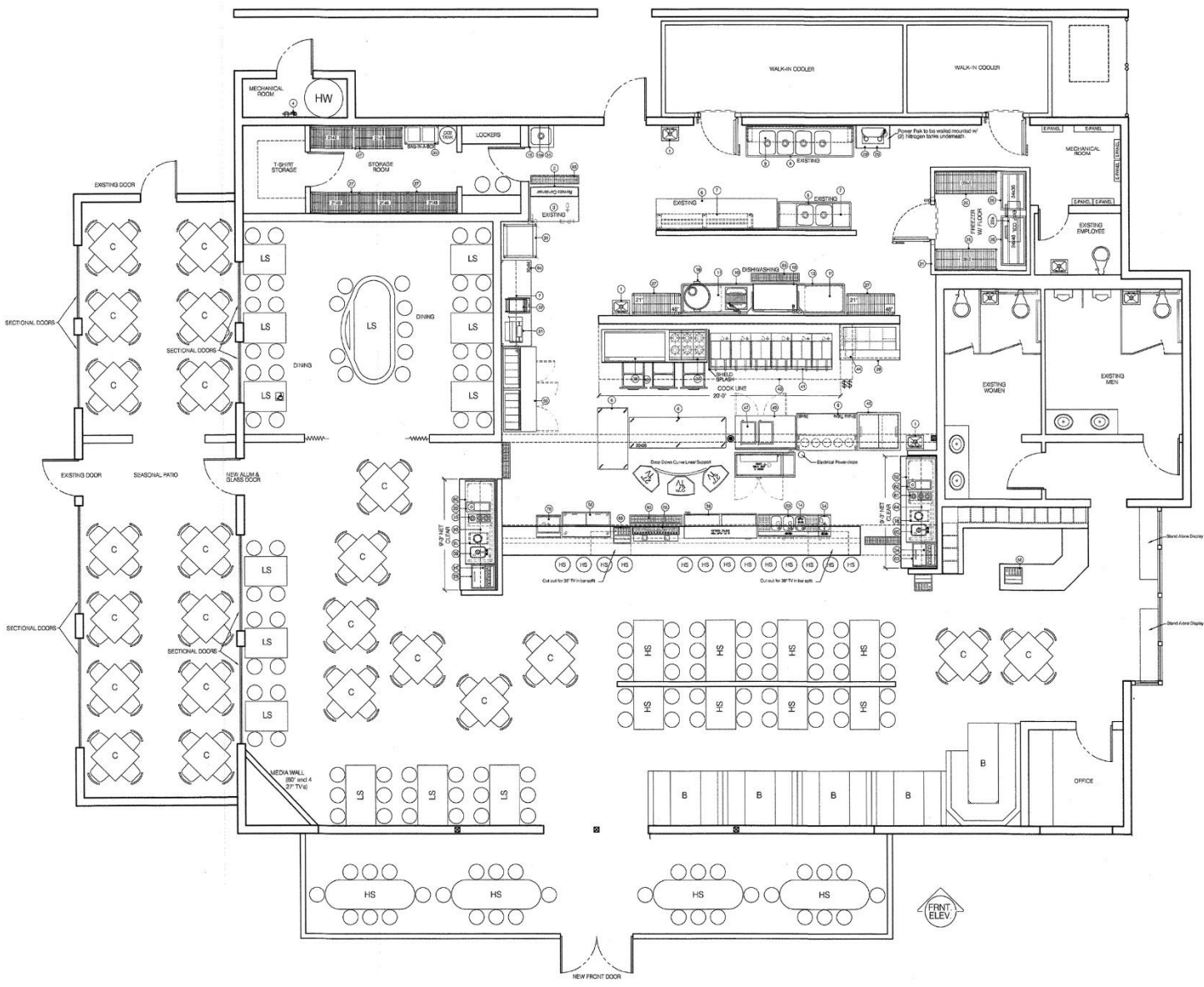
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Additional Exterior and Interior Photos

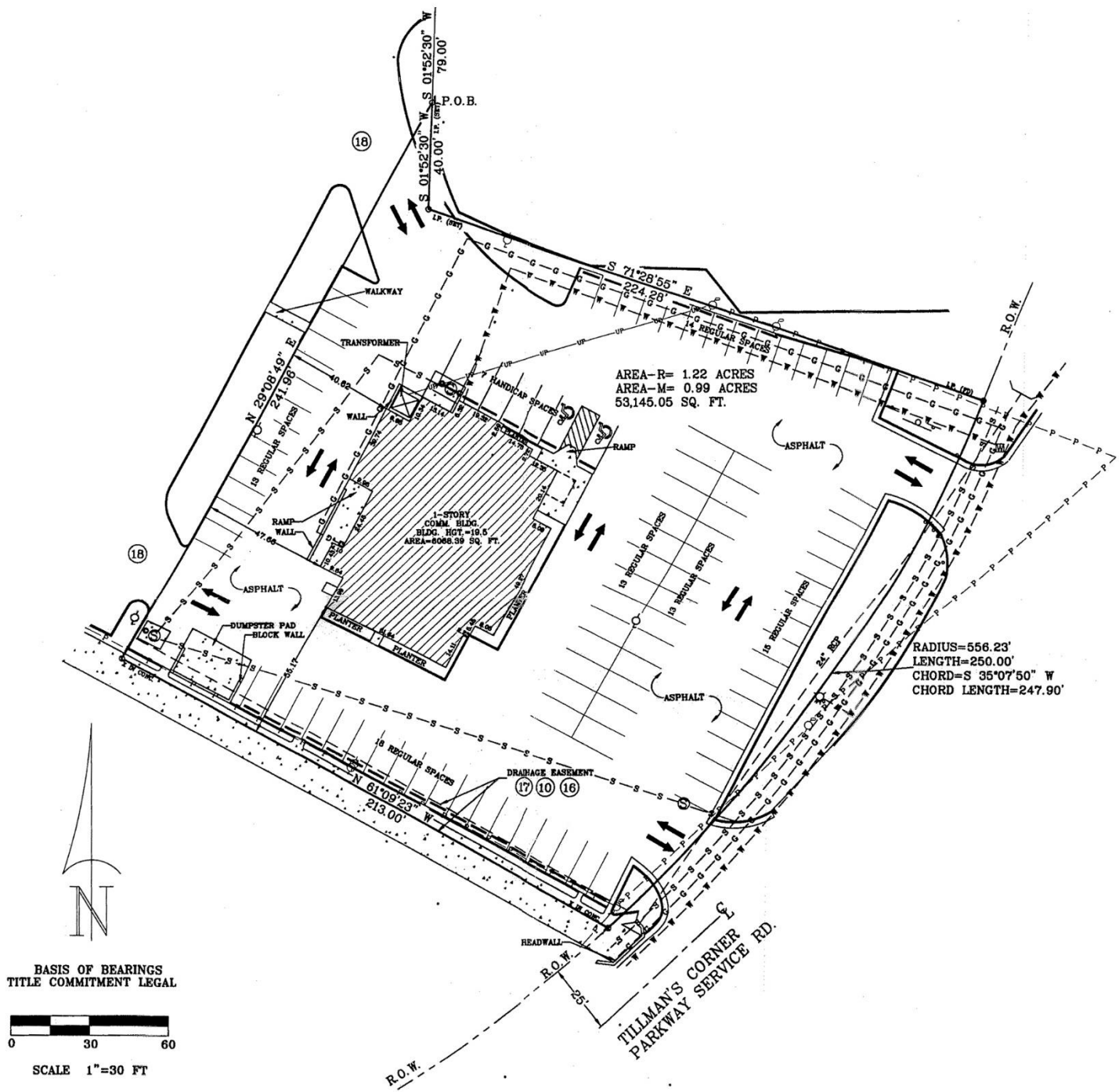


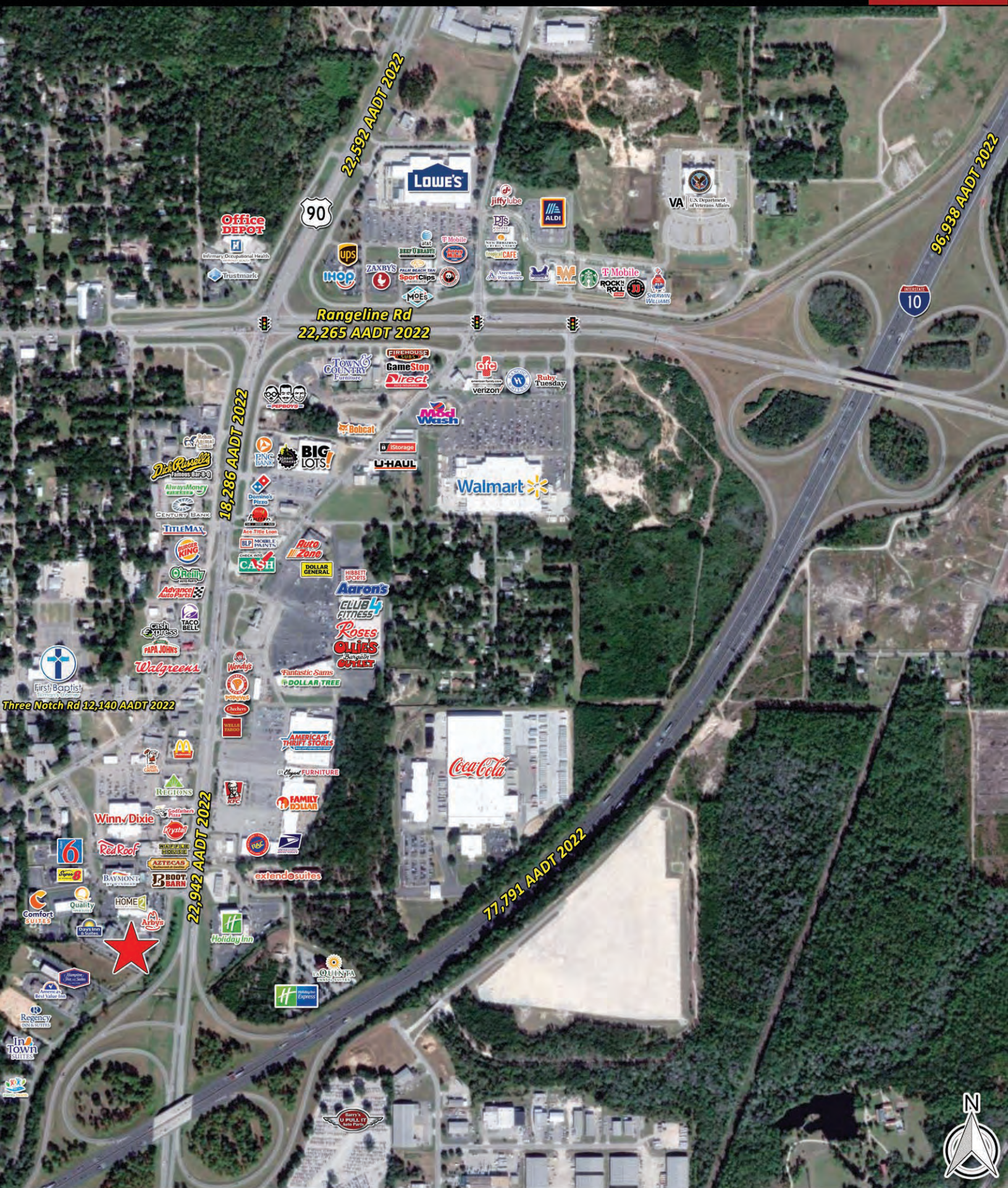
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1 Equipment Floor Plan
SCALE: 1/4"=1'-0"

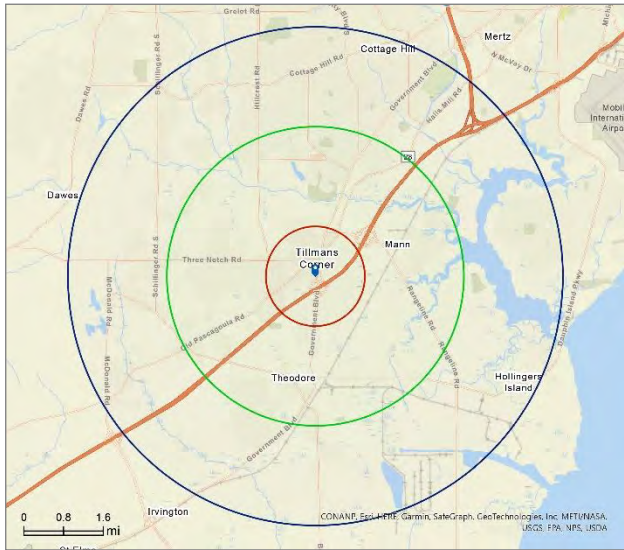
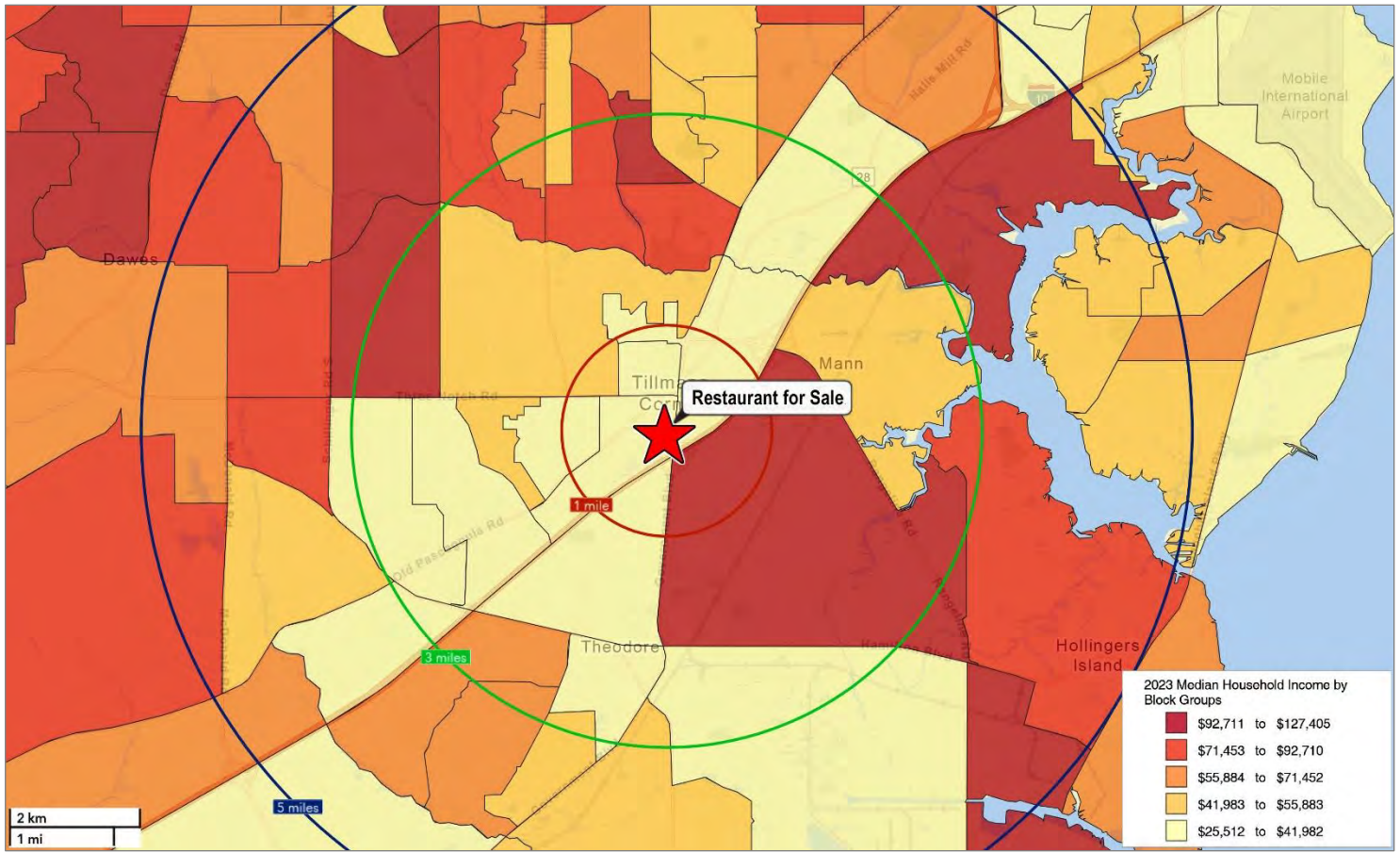
EQUIPMENT FLOOR PLAN





Household Income Heat Map and Demographics

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2023 Demographics	1 mi	3 mi	5 mi
Total Population	2,810	26,532	71,859
Median Age	37.0	40.7	41.6
Largest Median Age Group	25-34	25-34	65-74
Annual Population Growth Projection for 2023-2028	-0.09%	0.05%	-0.03%
Total Daytime Population	6,805	30,139	67,404

Households & Income	5 min	10 min	15 min
Total Households	1,192	10,757	29,120
Average Household Size	2.36	2.44	2.45
Average Household Income	\$55,350	\$78,732	\$84,874

Housing & Value	5 min	10 min	15 min
Owner Occupied Houses	54.7%	60.1%	61.6%
Renter Occupied Houses	38.2%	30.6%	29.8%
Median House Value	\$120,351	\$166,099	\$188,221

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