

FORMER DOLLAR GENERAL

1498 N Wilson Ave, Prichard, AL 36110

FOR LEASE



Property Description

9,026 SF freestanding retail building situated on approximately 0.85 acres, located less than one mile from the I-65/N. Wilson Avenue interchange. The property offers convenient access to I-65, downtown Mobile, and the Port of Mobile, positioning it to serve both the surrounding residential communities and the area's industrial workforce.

Property Highlights

- Convenient access to I-65 and downtown Mobile
- Approximately 4 miles from the Port of Mobile
- Ample on-site parking
- Excellent signage visibility
- Former Dollar General with open floor plan

Offering Summary

Lease Rate:	Negotiable
Lease Type:	NNN
Lot Size:	0.85 Acres
Building Size:	9,026 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,675	11,244	30,313
Total Population	4,574	29,625	75,134
Average HH Income	\$38,567	\$47,143	\$67,663

PHIL SHERRILL

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Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Beau Box Commercial Real Estate, 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225.237.3343. | February 20, 2026



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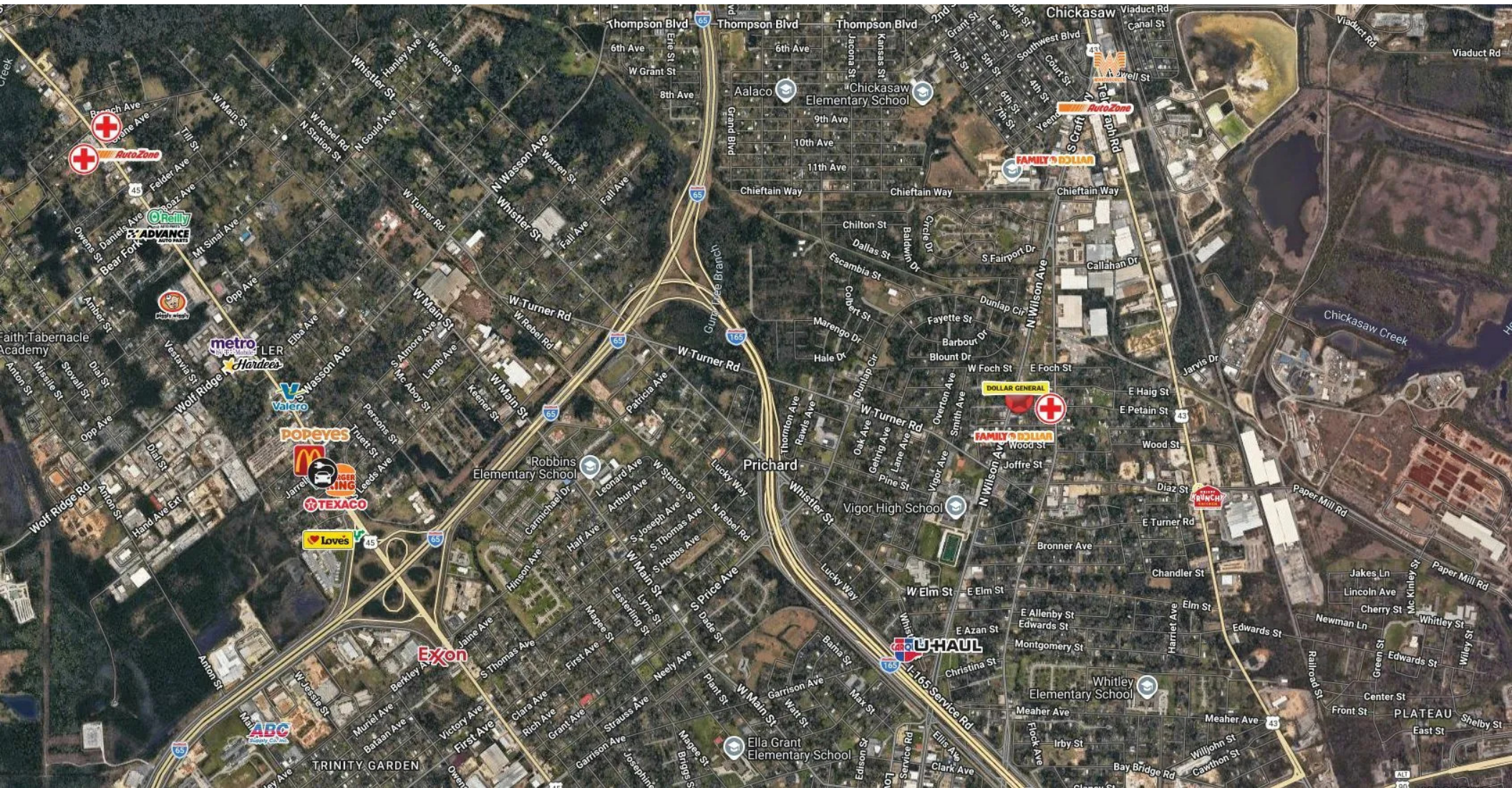
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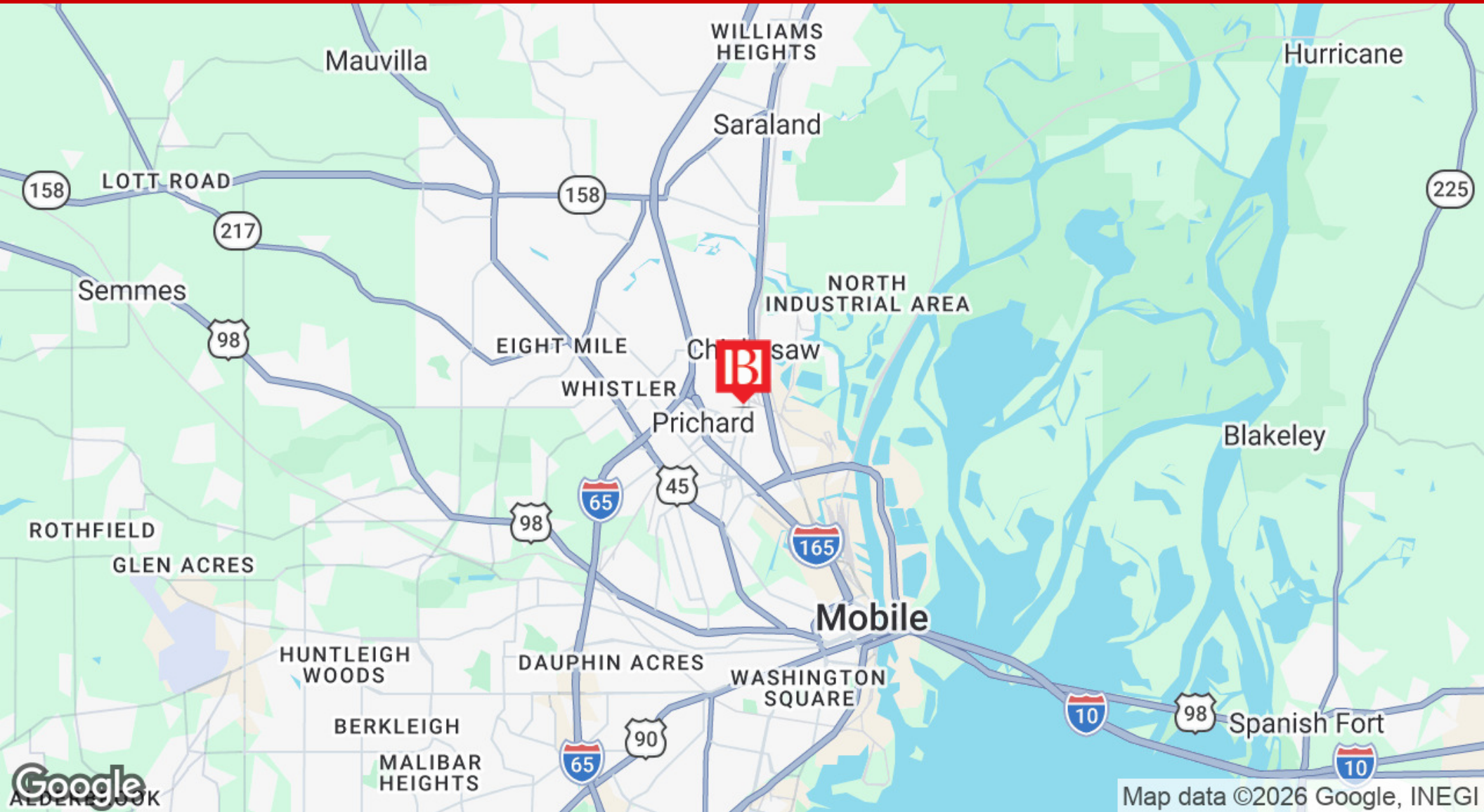
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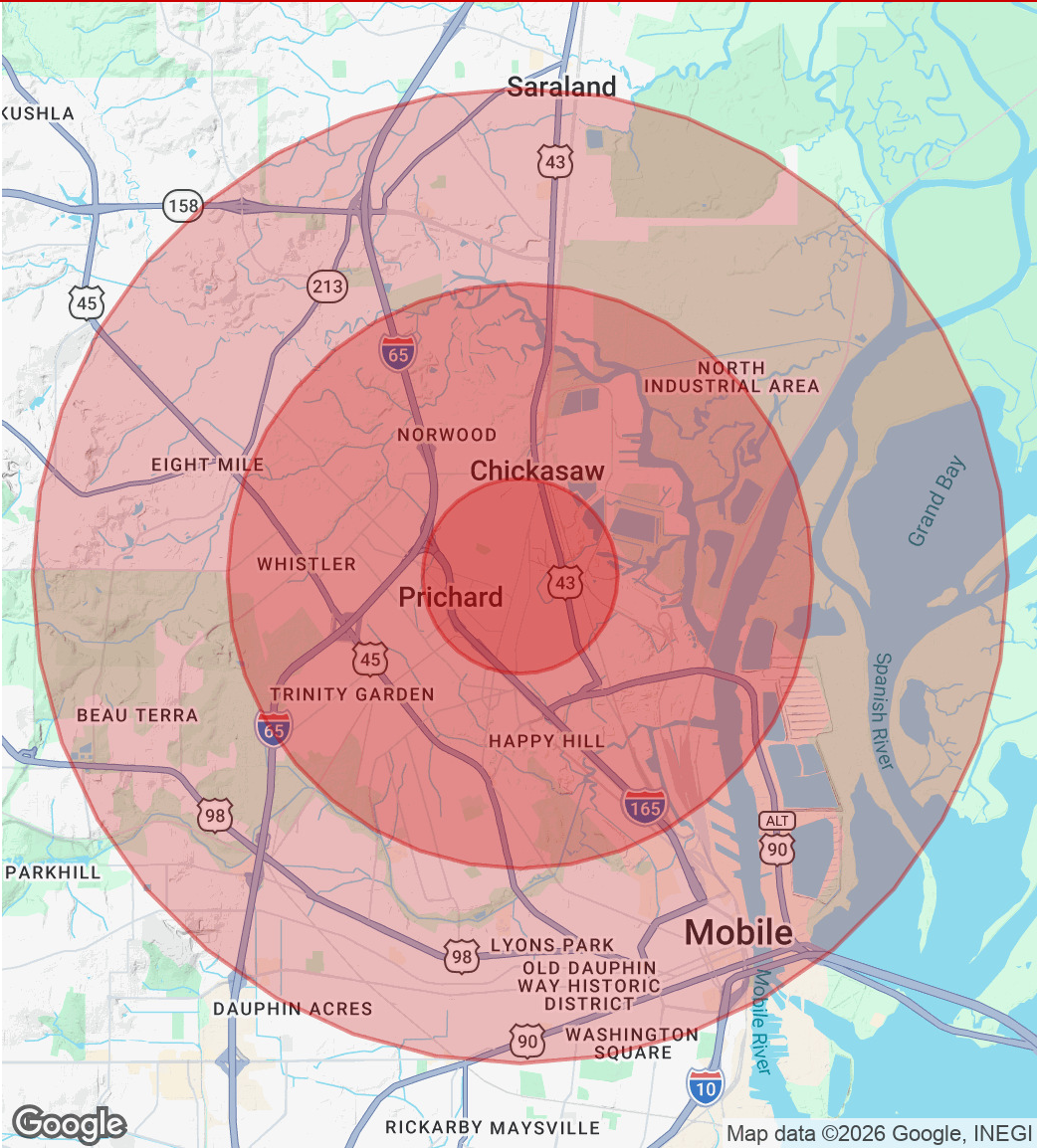
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,574	29,625	75,134
Average Age	37.0	39.8	39.3
Average Age (Male)	36.7	37.5	37.1
Average Age (Female)	35.1	41.2	41.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,675	11,244	30,313
# Of Persons Per HH	2.7	2.6	2.5
Average HH Income	\$38,567	\$47,143	\$67,663
Average House Value	\$65,928	\$95,877	\$172,266

2023 American Community Survey (ACS)



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