

# HARD CORNER FOR SALE ON COTTAGE HILL

5009 Cottage Hill Road | at N Demetropolis Road | Mobile, AL 36609



- Approximately 0.55 AC corner lot
- Zoned B2 - Neighborhood Business
- PUD approved for 2-lot subdivision
- For Sale: \$399,000
- Ideal location at signalized intersection of Cottage Hill Road and N Demetropolis Rd
- Located in in West Mobile, just off Cottage Hill Road and University Boulevard

Prime commercial corner located at the signalized intersection of Cottage Hill Road and North Demetropolis Road. Parcel sits on an out parcel of the Cottage Village Shopping Center. Lot would be great for retail strip redevelopment, bank, office use, or fast food. Property was previously approved 2-lot PUD with adjoining dry cleaners that allows cross-access.

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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

Building Size:	±0.55 AC
Frontage:	Cottage Hill Road and N Demetropolis Road
Traffic Counts:	30,172 AADT on Cottage Hill Rd in 2023  3,432 AADT on North Demetropolis Rd in 2023
Zoning:	B-2, Neighborhood Bus.
Sale Price:	\$399,000

MOBILE MARKET OVERVIEW

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

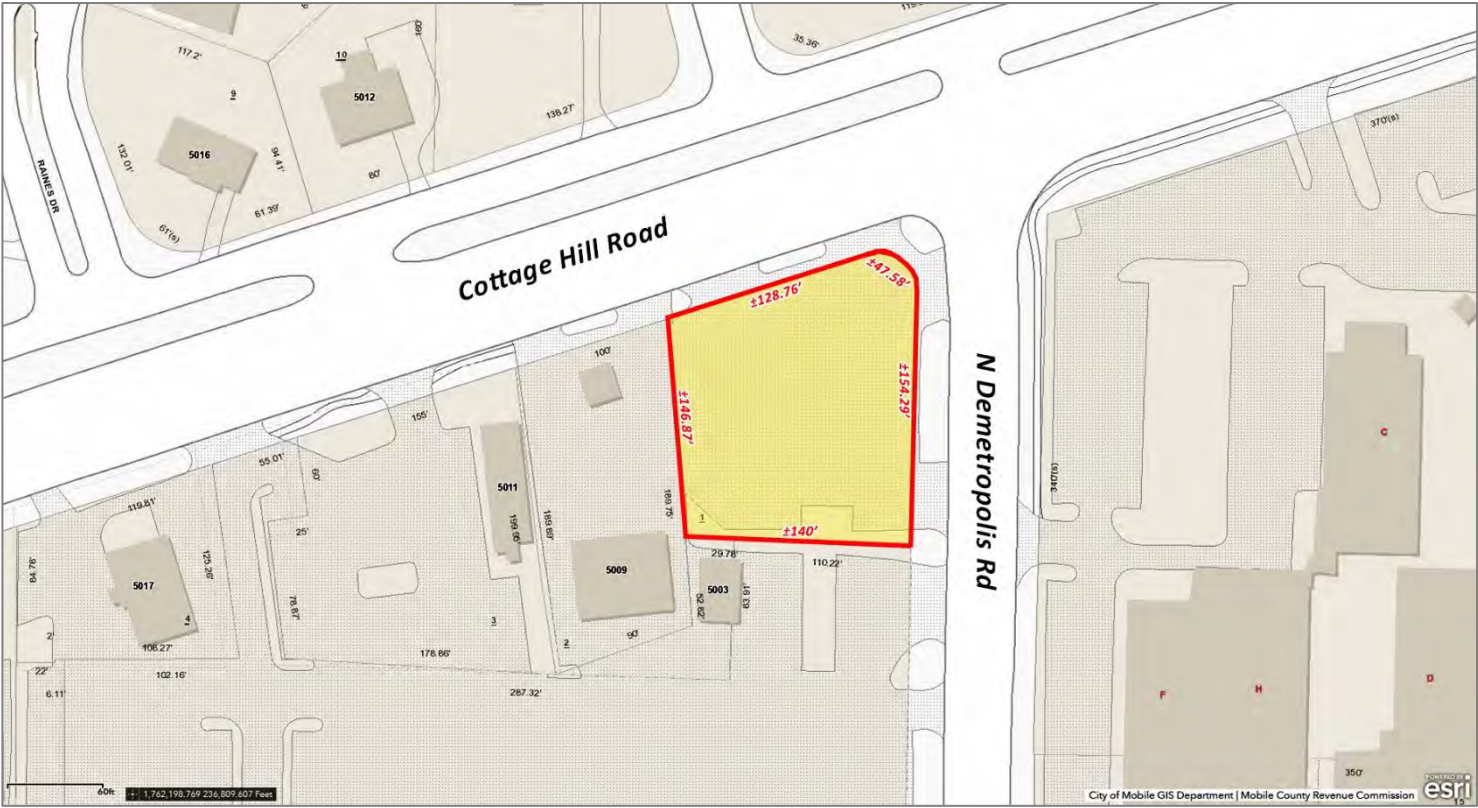
The city benefits from some tourism, and manufacturing industries include paper, automotive and aerospace. The area has grown considerably as a port facility, in part because of the growth of Asian-owned auto plants in Alabama and other parts of the South.

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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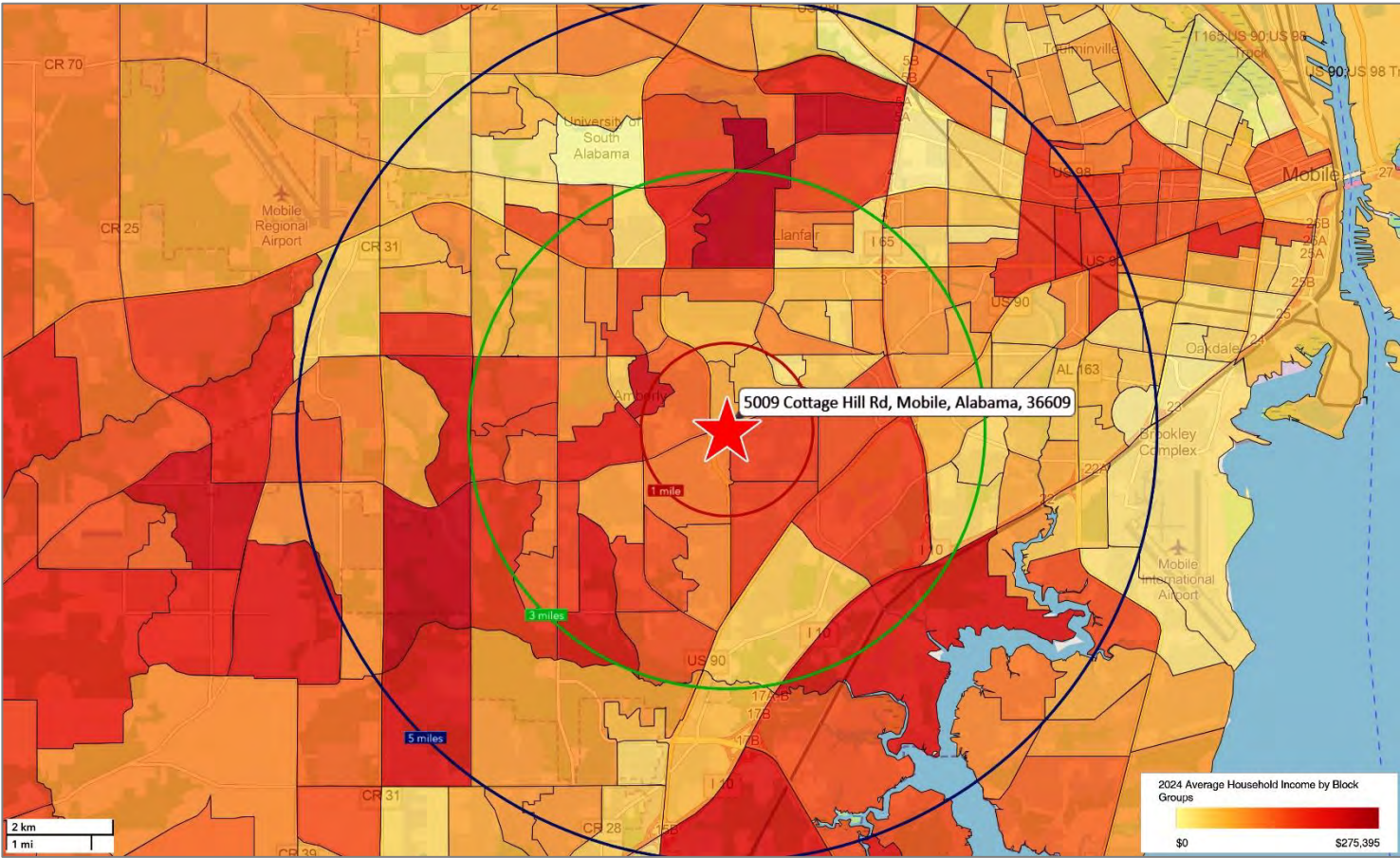


5009 COTTAGE HILL ROAD | RETAIL BUILDING FOR LEASE | MOBILE, AL 36609



Average Household Income Heat Map, Location Map and Demographics

5009 COTTAGE HILL ROAD | RETAIL BUILDING FOR LEASE | MOBILE, AL 36609



2023 Demographics	1 Mile	3 Miles	5 Miles
Population	8,941	66,857	149,217
Median Age	40.9	36.9	36.9
Largest Median Age Group	25-34	25-34	25-34
Daytime Population	9,489	78,238	170,181

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,863	30,161	63,606
Average Household Size	2.31	2.19	2.29
Average Household Income	\$84,163	\$87,435	\$89,372

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	55.8%	45.5%	48.7%
Renter Occupied Houses	37.0%	46.1%	41.0%
Median House Value	\$264,323	\$280,443	\$278,265



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