

**VALLAS
REALTY, INC.**

FOR SALE

1181 Montlimar Drive

Mobile, Alabama 36609

ASKING PRICE

\$975,000

12,000 SF

Total Building Area

±0.58 AC

Site Area

4,000 SF

Office Space

8,000 SF

Warehouse Space

LISTING AGENT

Robert H. Cook, CCIM

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Vallas Realty, Inc.



EXTERIOR — 1181 MONTLIMAR DRIVE



OFFICE INTERIOR



WAREHOUSE

Property Details

1181 Montlimar Drive · Mobile, AL 36609 · \$975,000

PROPERTY OVERVIEW

This well-positioned office/warehouse property offers a rare combination of professional office space and clear-span warehouse in a single ownership opportunity. Located at 1181 Montlimar Drive in Mobile, Alabama, the property features excellent access and a flexible layout suitable for a wide variety of commercial and industrial users. The site benefits from a cross-access easement with the adjoining Mobile Fixture & Equipment property for convenient warehouse ingress and egress.

KEY FACTS

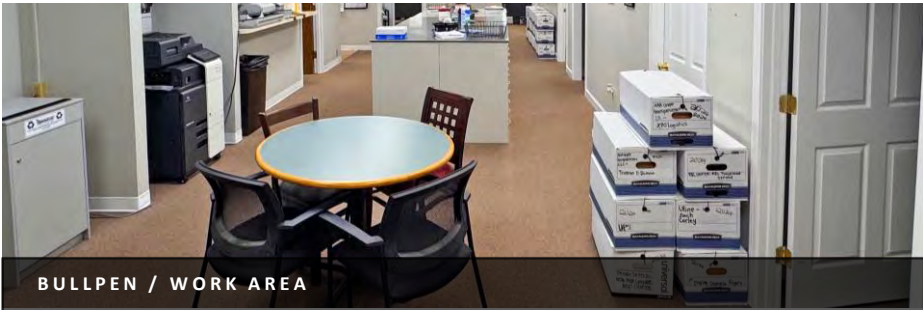
\$975,000	12,000 SF	±0.58 Acres	\$81.25/SF
Asking Price	Total Building Area	Site Area	Price Per Sq. Ft.

OFFICE BUILDING — 4,000 SF

- 11 private offices
- Open bullpen / work area
- Reception area
- Full break room / kitchen
- 2 restrooms
- Professional interior finishes

WAREHOUSE BUILDING — 8,000 SF

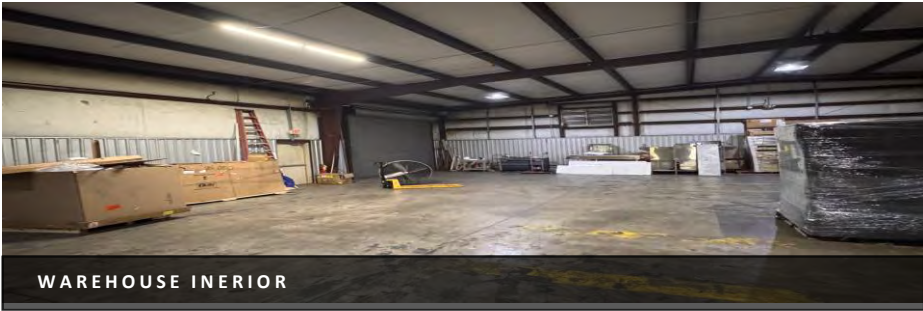
- Clear-span construction — no interior columns
- 1 dock-high door (14' W × 14' H) with canopy
- Ceiling heights TBD
- Concrete slab flooring
- LED warehouse lighting
- Cross-access with adjacent Mobile Fixture property



BULLPEN / WORK AREA



PRIVATE OFFICE



WAREHOUSE INERIOR



WAREHOUSE EXTERIOR



WAREHOUSE — LOADING DOCK



RECEPTION AREA



EXECUTIVE OFFICE



BREAKROOM



CLEAR SPAN WAREHOUSE



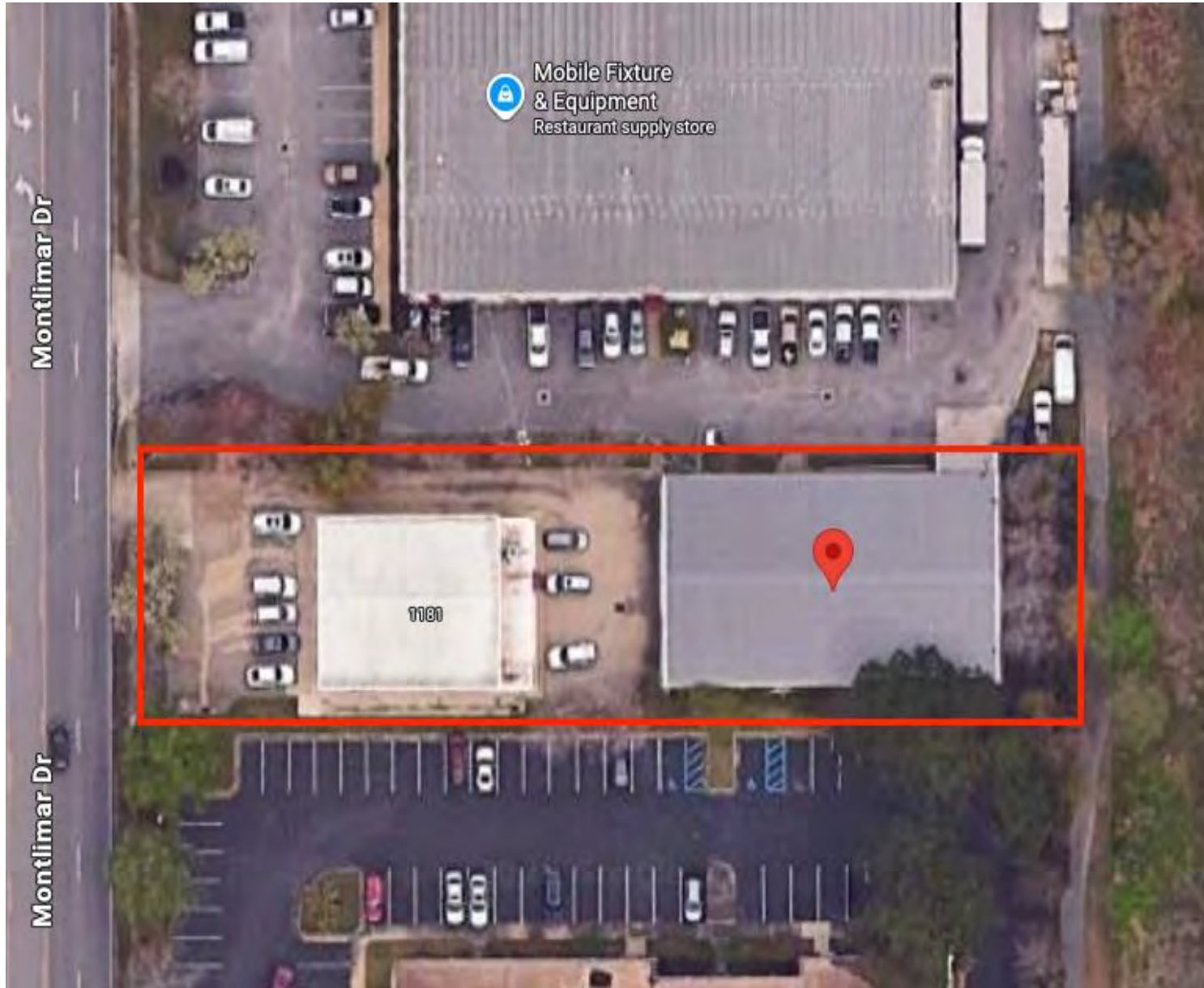
OFFICE BULLPEN



WAREHOUSE



WAREHOUSE EXTERIOR



LOCATION OVERVIEW

Situated on Montlimar Drive in Mobile, AL, the property offers convenient access to I-65 and US-90 (Government Blvd). The area supports a diverse mix of office, retail, and industrial uses—ideal for an owner-user or investor.

SITE FEATURES

- ±0.58 acres total site area
- Two buildings on one parcel
- Ample surface parking (front)
- Rear dock with canopy overhang
- Cross-access with Mobile Fixture
- Chain-link perimeter fencing (rear)
- Frontage on Montlimar Drive



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Demographics & Market Data

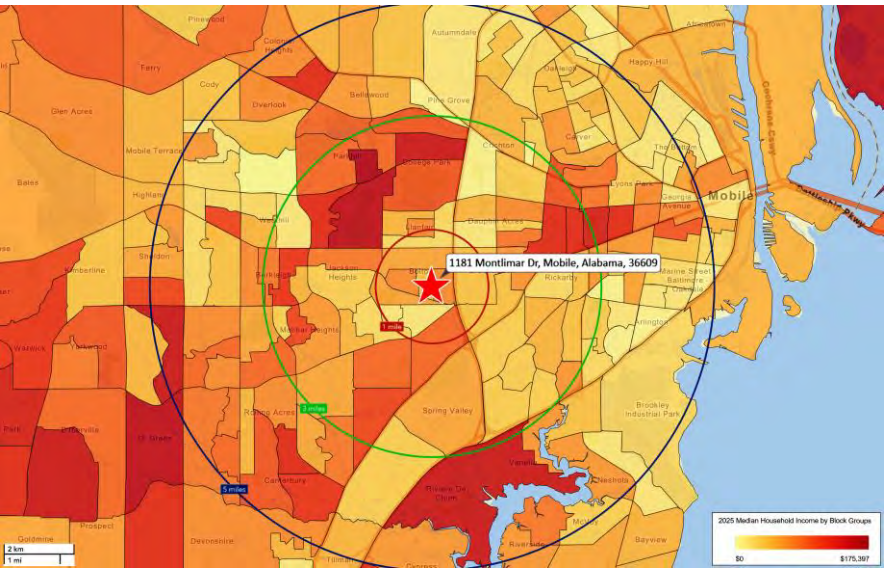
1181 Montlimar Drive · Mobile, AL 36609 · 1, 3 & 5 Mile Rings

2025 POPULATION & INCOME SUMMARY

Metric	1 Mile	3 Miles	5 Miles
2025 Population	9,156	68,594	162,573
2025 Households	4,543	30,227	71,116
Daytime Population	17,953	90,970	188,989
Median Age	30.9	36.4	37.9
Median HH Income	\$47,178	\$55,364	\$52,596
Avg HH Income	\$58,280	\$81,627	\$77,076
Per Capita Income	\$28,506	\$36,066	\$33,779
Median Home Value	\$224,722	\$229,554	\$212,480

Source: Esri 2025/2030 Forecasts · U.S. Census 2020

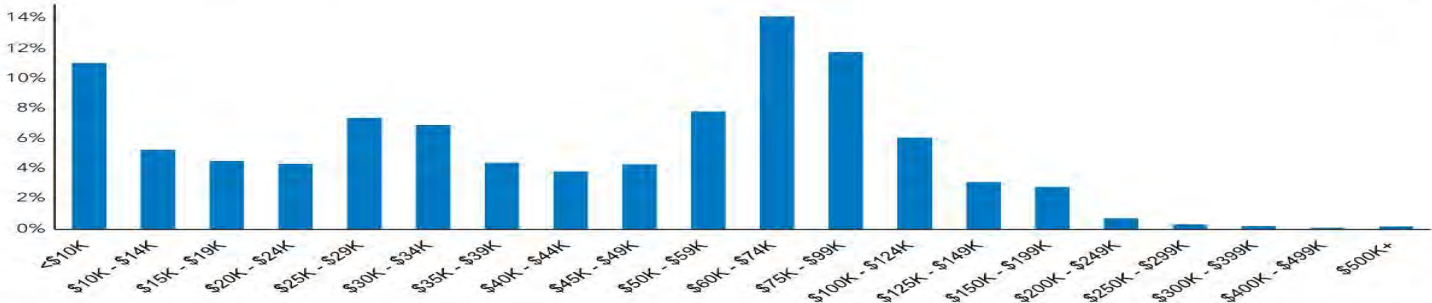
TRADE AREA MAP — 1, 3 & 5 MILE RINGS



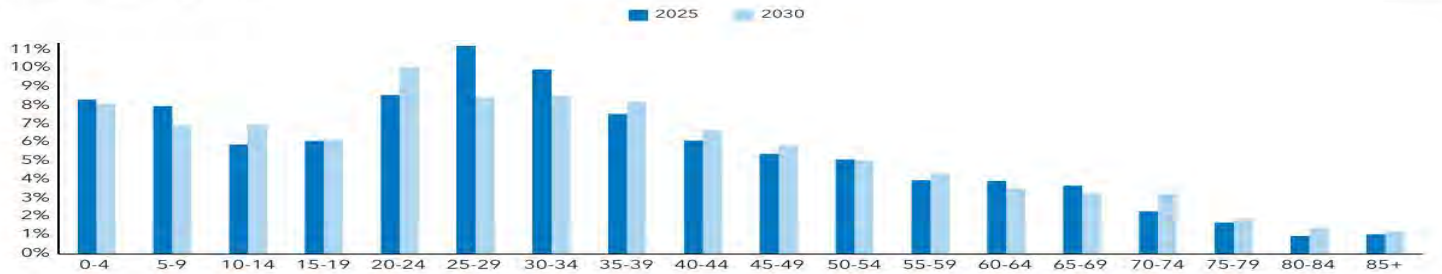
DEMOGRAPHIC CHARTS — 1 MILE RADIUS

Demographic and Income Comparison | 1180 Montlimar Dr, Mobile, Alabama, 36609 | Rings: 1, 3, 5 mile radii

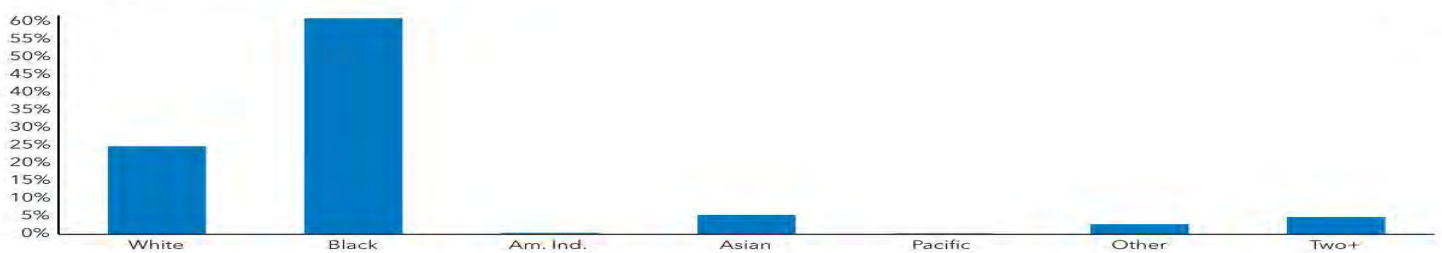
2025 Households by Income



Population by Age



2025 Population by Race



Esri forecasts for 2025 and 2030. U.S. Census 2020 [View documentation.](#)

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