

FOR LEASE

UP TO 7,143± SF RETAIL SPACE IN MIDTOWN

Zimlich Corner | 97 Sage Avenue



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FOR LEASE

97 Sage Ave. | Midtown Mobile



PROPERTY SIZE

1,770 - 7,143 SF± available



ZONING

B-2: Neighborhood Business



PRIME LOCATION

Centrally located on the southwest corner of Old Shell Road and Sage Avenue, less than half a mile from I-65



PARKING

Ample on site parking



VISIBILITY

Excellent visibility & accessibility



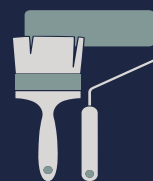
LEASE RATE

\$10-\$12/SF NNN



Landmark Location

Opportunity for retail/flex space in a landmark location



Property Improvements

Undergoing exterior and interior improvements.





Designer
COLLECTIONS
Augusta Tapia
INTERIORS

OLD SHELL RD



SITE

ADDITIONAL
PARKING
IN REAR

SAGE AVE

Penelope's
Closet

View from Cottage Hill Rd



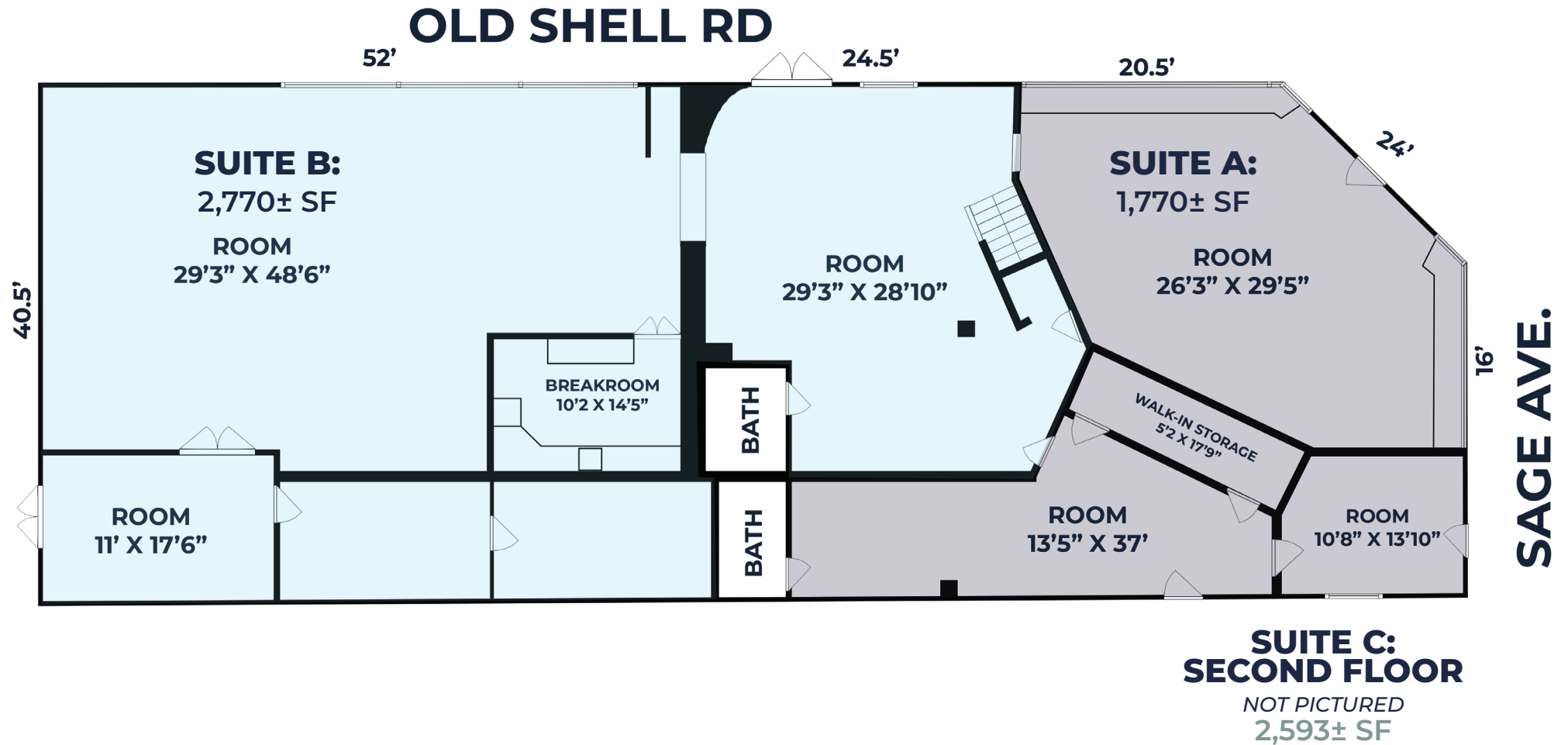
View from Sage Avenue



BUSINESSES & DAYTIME POPULATION

2024	1 MILE	3 MILES	5 MILES
DAYTIME POPULATION	15,521	93,375	197,350
# OF BUSINESSES	754	3,804	7,467

Source: ESRI, 2024





Suite B



Suite B



Suite A



Suite A



Suite C - 2nd Floor