

PROPERTY BROCHURE

"RETAIL FOR SALE/LEASE"

*5701 HIGHWAY 90
THEODORE, AL, 36582*

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PROPERTY INFORMATION

Location:	Theodore, Alabama on highly visible Highway 90 corridor
Market:	Mobile County / Theodore / Tillman's Corner Trade Area
Building Size:	1,845 SF Retail Building
Layout:	Open floor plan with flexibility for one or two tenant spaces
Entrances:	Two separate storefront entrances allowing for multi-tenant or owner/user occupancy
Special Features:	Existing walk-in cooler/freezer included
Interior Cond.:	Recently opened floor plan with freshly painted white interior ready for custom build-out
Parking:	7 dedicated parking in front, room to expand parking in back of property
Traffic Count:	21,100 / AADT (Counter ID: Mobile 199) 2024
Lot Size:	0.27 Acres
Frontage:	Corner Lot: 114' along Highway 90 / 117' along Plantation Rd.
Zoning:	B -3 Community Business
Utilities:	All utilities are available
Roof:	Metal / Corrugated Roof
Walls:	Brick on Masonry

Roads/Major Intersections: Hard corner signalized intersection of Highway 90 and Plantation Road in Theodore, Alabama, offering exceptional visibility, convenient access, and strong daily traffic exposure within one of Theodore's established commercial districts.

Ideal For:

- Liquor Store
- Vape or Smoke Shop
- Specialty Grocery or International
- Seafood Market
- Florist
- Two-Tenant Owner/User Investment Opportunity
- Coffee Shop
- Barber Shop or Salon
- Beauty Supply Store
- Convenience Store

Detailed Property Description:

Flexible Retail Opportunity at a Signalized Highway 90 Corner

Located on the signalized hard corner of Highway 90 and Plantation Road in Theodore, Alabama, this 1,845-square-foot retail building is available for sale or lease and offers excellent visibility and access in a well-established commercial area. Situated on approximately 0.27 acres and zoned B-3 Community Business, the property can accommodate a wide variety of retail, service, and office users. The previous owner purchased the property with plans to operate a liquor store on one side and a vape shop on the other, leading to several improvements that make the building especially flexible for future occupants. The interior has been opened up to create a clean, functional floor plan, a second storefront entrance was added to allow for either one or two occupants, and the walls have been freshly painted, providing a true blank slate for a new owner or tenant to design the space to fit their needs. The property also includes an existing walk-in cooler/freezer, making it particularly attractive for uses such as a liquor store, specialty grocery, seafood market, convenience store, florist, or other retail concepts requiring refrigerated storage. Formerly operated as a floral shop, this highly visible corner property offers the flexibility to serve a variety of business types and can function as either a single-user building or a two-tenant investment opportunity.

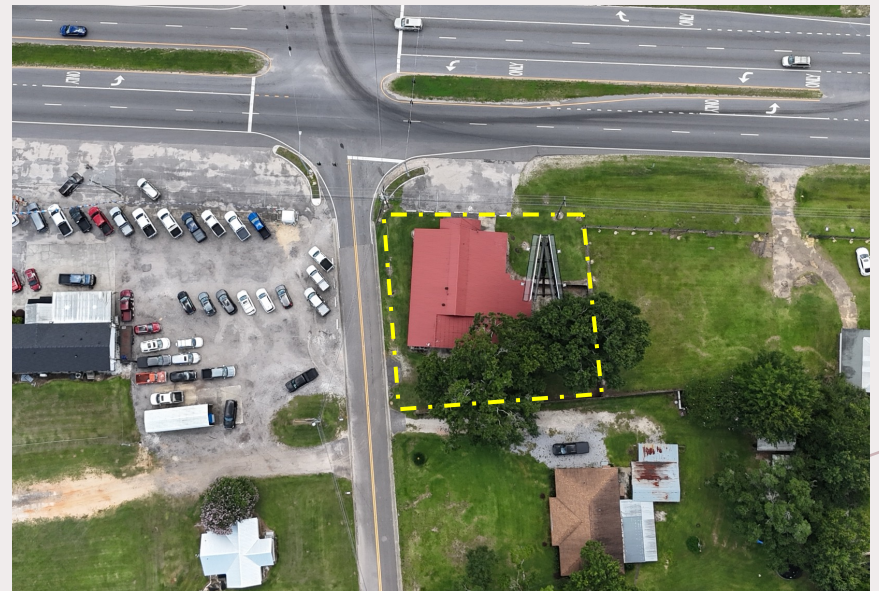
Sale Price: \$249,000

Lease Rate: \$2,300/month

PROPERTY PHOTOS



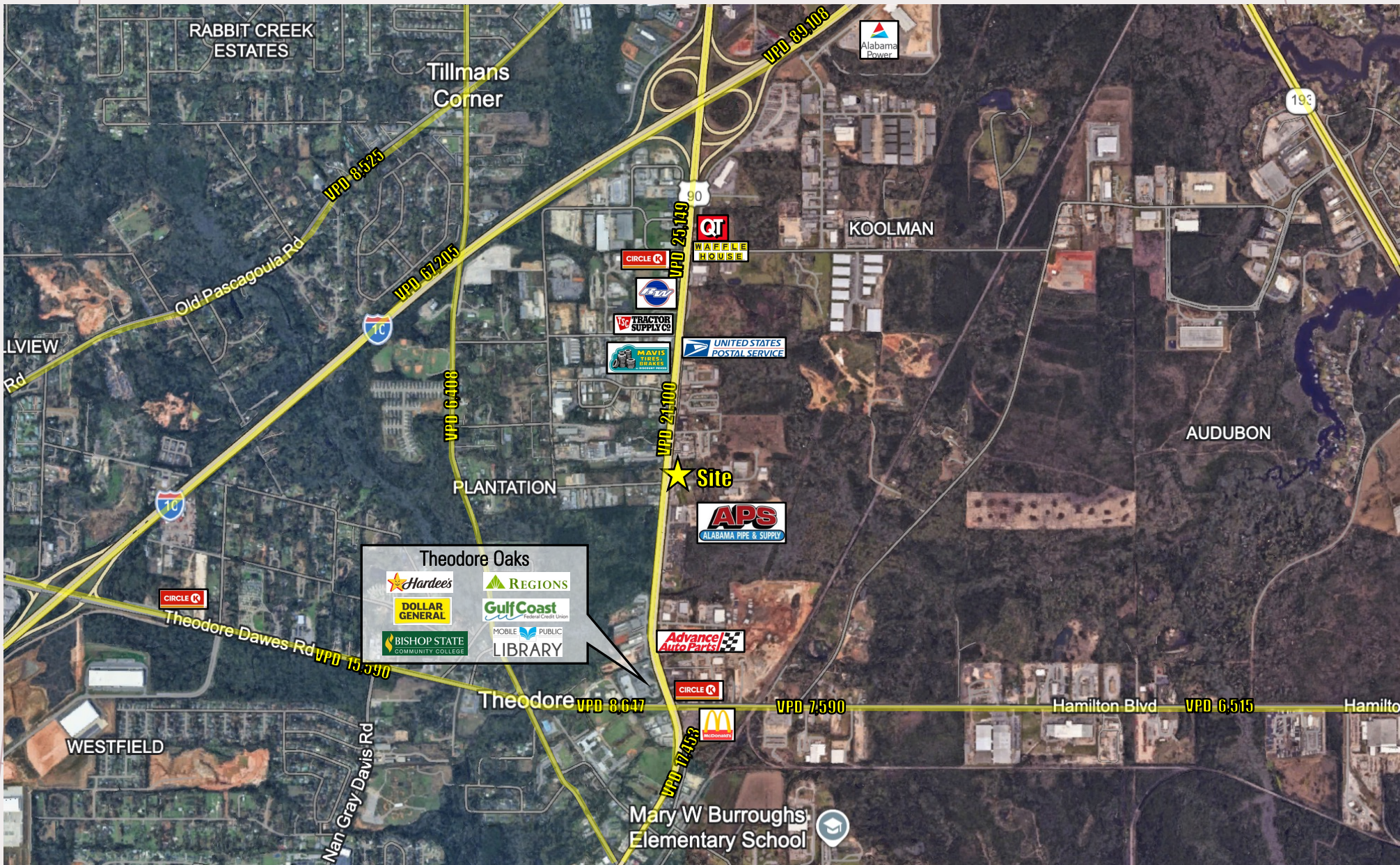
AERIAL PHOTOS



SITE LAYOUT



VICINITY MAP



MOBILE MARKET OVERVIEW

"We're in the Golden Age of Mobile"

City leaders describe the number of these big-ticket projects as an "unprecedented" construction boom in Mobile, a grand total of nearly **\$9.4 billion!**

- ***University of South Alabama's Medical School*** - As construction of the University of South Alabama's new Frederick P. Whiddon College of Medicine building continues, the project has received its largest gift from an individual. Native Mobilian and local businessman Elliot B. Maisel has committed \$5 million to the \$200 million facility that will allow the University to graduate additional physicians and enhance research and innovation. Construction is scheduled to be completed by December 2026.
- ***Mobile International Airport*** - is in the middle of construction on a \$414 million relocation of the airport to the Mobile Aeroplex Brookley. The Mobile International Airport is on track to open at the end of 2025.
- ***Airbus Final Assembly Plant*** - Work is nearing completion on a \$150 million final assembly line at the Airbus plant. The airplane manufacturer has invested \$1 billion in Mobile over the last decade.
- ***Army Corp of Engineering*** - Is nearing completion on a \$38 million regional headquarters on the property of the Mobile Civic Center.
- ***Army Corp of Engineering*** - Construction is well under way on a \$38.3 million parking garage next to that building.
- ***Civic Center*** - Early work has begun to demolish the Civic Center and replace it with a \$300 million entertainment venue. Construction of the new entertainment center will begin in February 2025.
- ***Amtrak*** - A \$72 million federal grant will pay for railroad track upgrades and a new train platform to support the return of Amtrak sometime next year.
- ***Port of Mobile*** - Work is wrapping up a \$366 million project to deepen and widen the shipping channel that will greatly benefit the Port of Mobile.
- ***Interstate 10 Bridge and Bayway Project*** - Planned to begin next year and costing an estimated \$3.5 billion.
- ***Novelis*** - Is building a \$4.1 billion aluminum manufacturing plant in Bay Minette within 30 miles of Mobile.



DEMOGRAPHICS



POPULATION

	1 Mile	3 Mile	5 Mile
2020 Population	1,071	20,950	53,211
2026 Population	1,141	20,247	52,106
2020 - 2026 Annual Growth Rate	1.02%	-0.54%	-0.34%
2026 Median Age	39.3	38.9	40.9



INCOME

	1 Mile	3 Mile	5 Mile
2026 Average Household Income	\$57,499	\$73,167	\$94,082
2026 Median Household Income	\$33,408	\$56,527	\$70,974



HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2020 Households	446	8,346	21,066
2026 Households	478	8,442	21,507
2020 - 2026 Annual Growth Rate	1.11%	0.18%	0.33%
2026 Average Household Size	2.39	2.38	2.40
% Owner Occupied	64.4%	64.4%	70.5%
% Renter Occupied	35.6%	35.6%	29.5%



CONTACT INFORMATION



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