

# RESTAURANT SPACE ON AIRPORT BLVD.

Westgate Plaza | 7450 Airport Boulevard | Mobile, Alabama 36608



- ±2,429 SF endcap space for lease
- Out Parcel to Academy Sports + Outdoors, constructed in 2015
- Zoned B-3 General Business
- For Lease: \$35.00 PSF + NNN
- Located directly on Airport Boulevard at a signalized intersection
- High-Density Residential Area
- Traffic counts on Airport Boulevard are 27,686 per day as of 2024, per ALDOT

Endcap restaurant space available for sublease in Westgate Plaza, located on an out parcel of Academy Sports + Outdoors on Airport Boulevard. Space is ±2,429 SF and includes remaining FF&E for a turn-key restaurant opportunity. Also includes a large patio with outdoor seating. Co-tenants include Tropical Smoothie Café, Wingstop, and Great Clips, with Newk's Eatery and Rich's Car Wash on adjacent out parcels. Traffic counts on Airport Blvd. in front of the location are 27,686 per day, with high-density residential surrounding site. Desirable West Mobile location just minutes from the intersection of Airport Boulevard and Schillinger Road.



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

Available Space:	Suite A: ±2,429 SF
Building GLA:	±6,724 SF
Lot Size:	±52,916 SF / 1.21 AC
Year Built:	2015
Zoning:	B-3
Co- Tenants:	Academy Sports & Outdoors, Tropical Smoothie, Great Clips, Newk's Eatery, Wingstop, Rich's Car Wash
Lease Terms:	NNN - \$6.00 PSF
Lease Rate:	\$35.00 PSF + NNN

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 tourism, and manufacturing industries including paper, automotive and aerospace. The area has grown considerably as a port facility, in part because of the growth of 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.

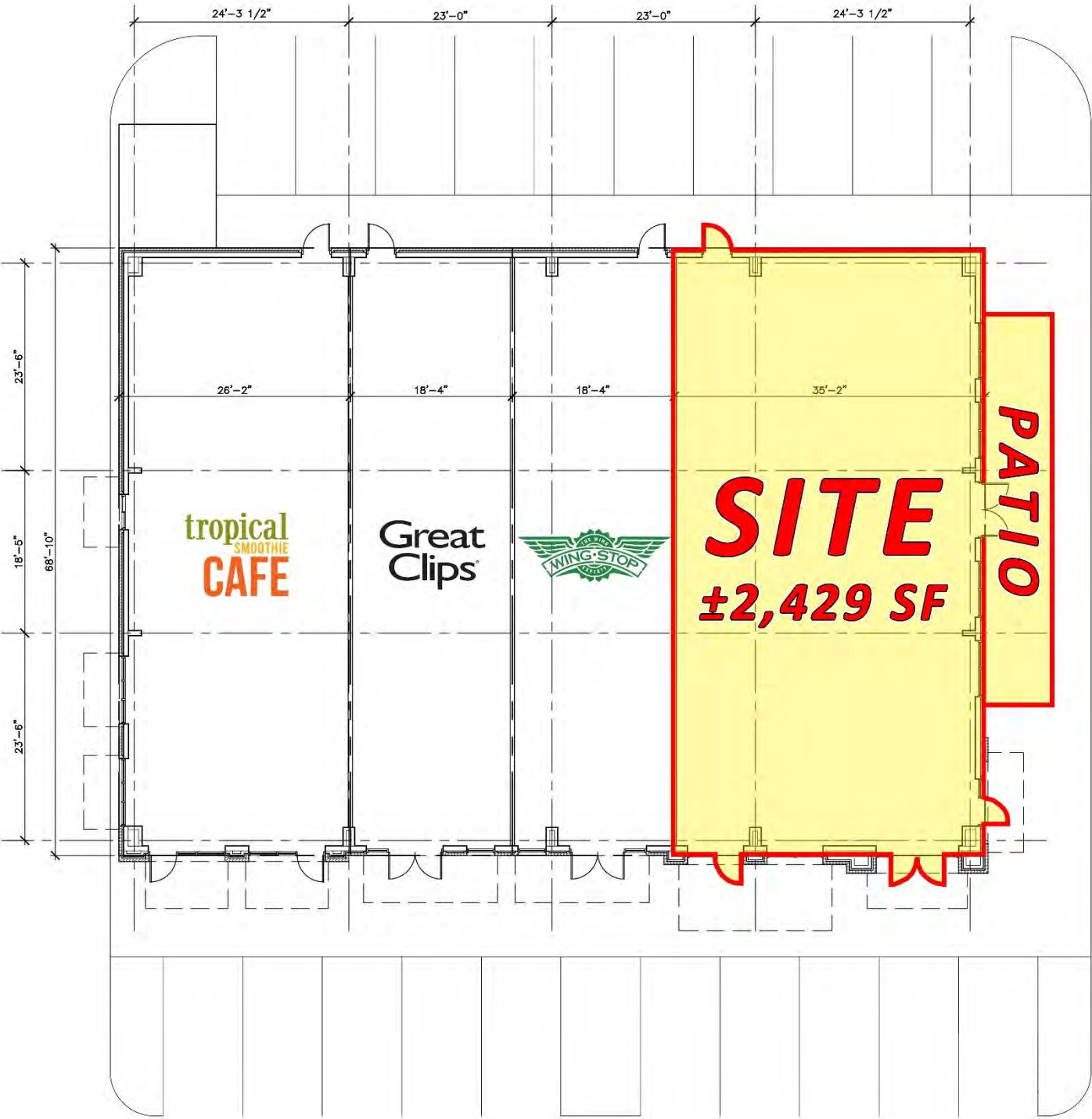
Mobile is also seeing explosive growth from e-commerce retailers. Amazon opened a \$30 million sorting center in 2018 and has announced plans for an 855,000 SF fulfillment center. Walmart officially opened its \$135 million distribution center in Mobile County in the spring 2018, which encompasses 2.6 million square feet.





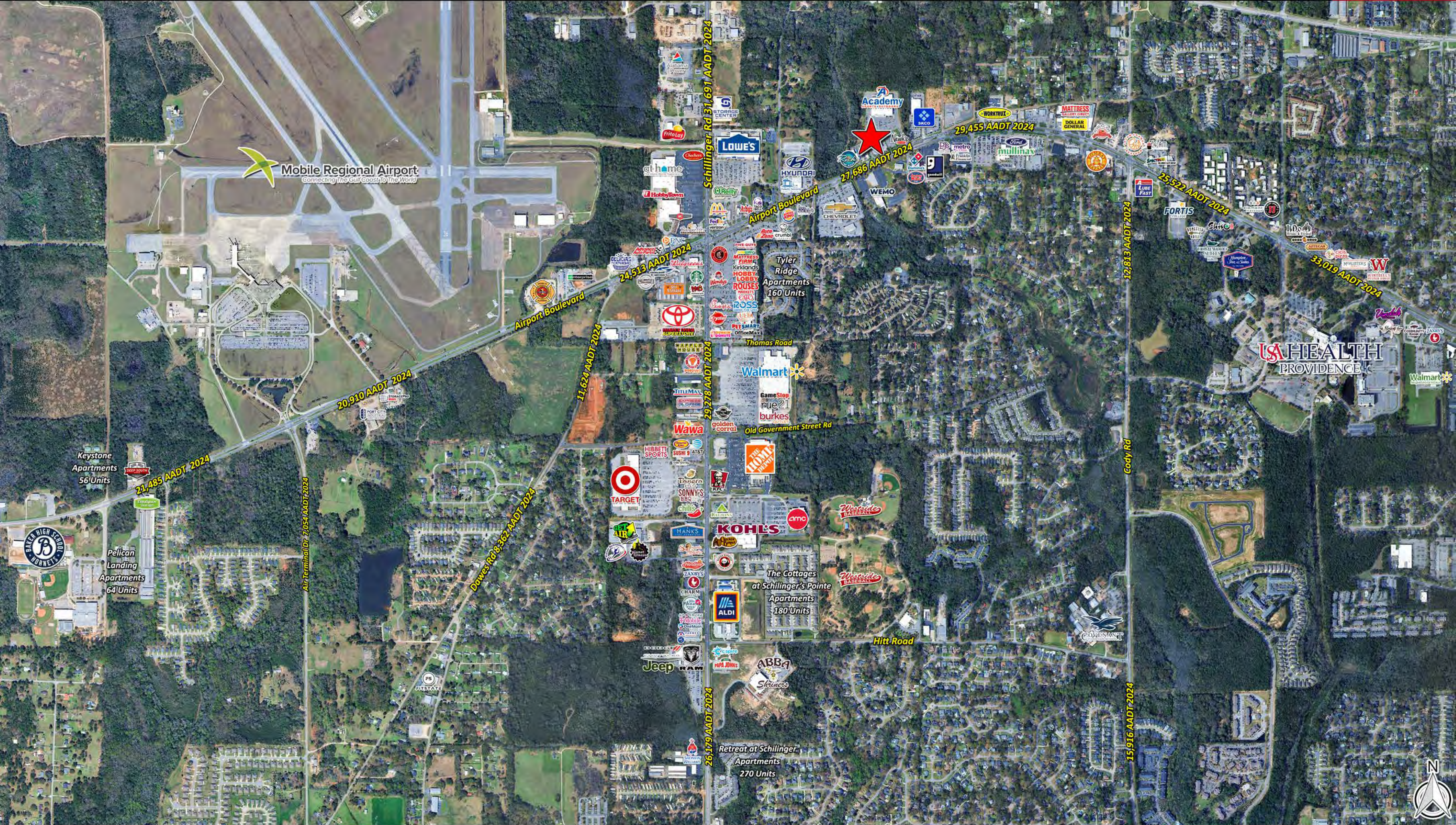
RESTAURANT SPACE FOR LEASE | 7450 AIRPORT BLVD. | MOBILE, ALABAMA 36608





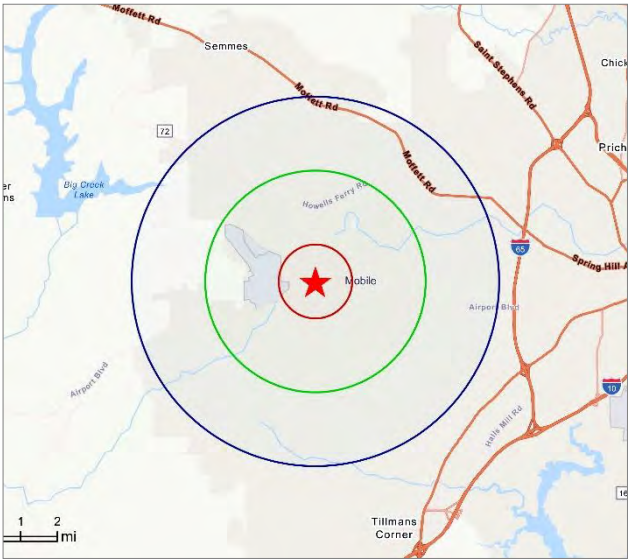
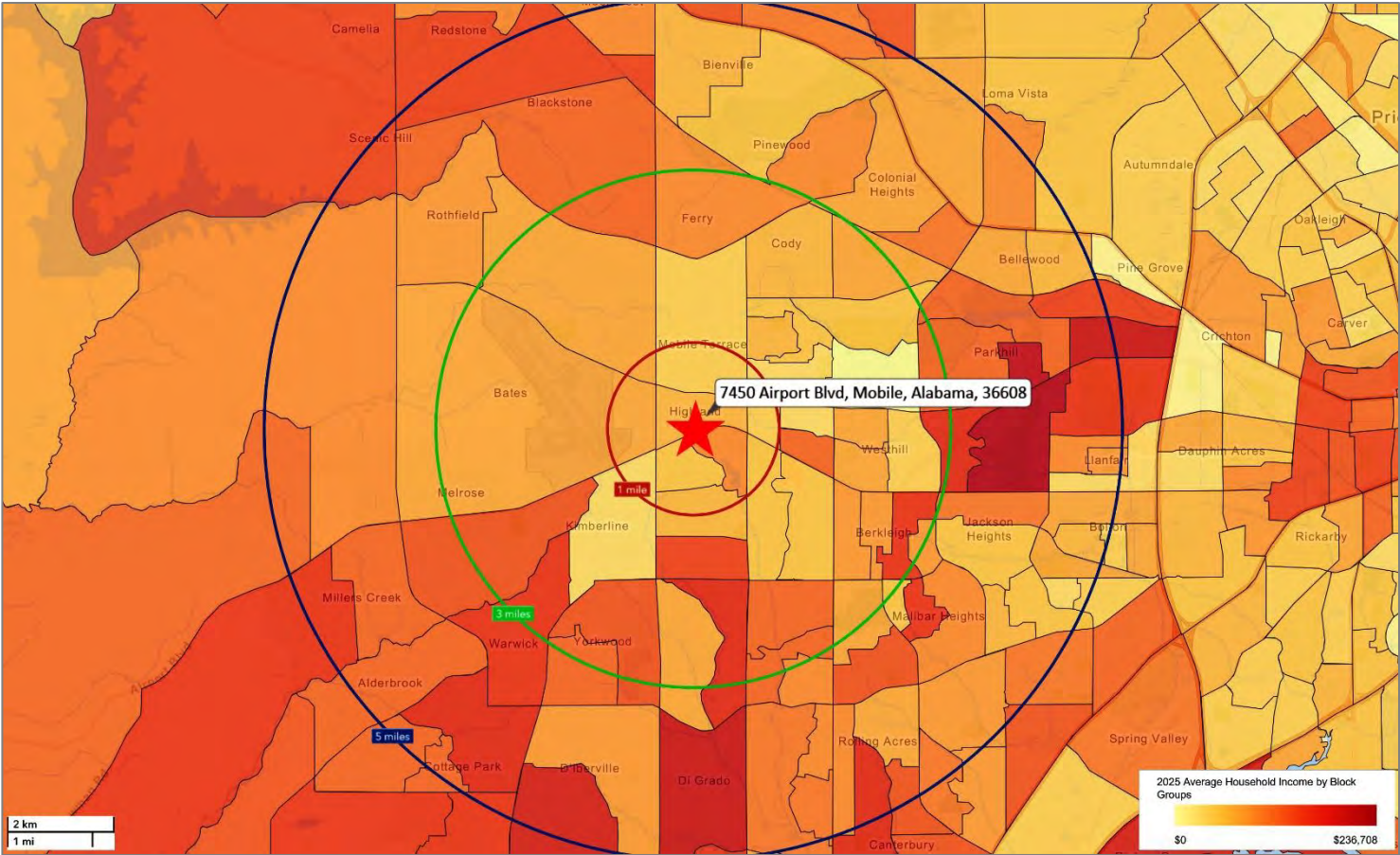
2 FLOOR PLAN  
SCALE: 1/8" = 1'-0"







Average Household Income Heat Map and Demographics



2025 Demographics	1 Mile	3 Miles	5 Miles
Total Population	5,211	49,164	125,175
Median Age	35.6	34.7	37.1
Largest Median Age Group	25-34	15-24	25-34
Annual Population Growth Projection for 2025-2030	0.35%	-0.07%	-0.11%
Daytime Population	9,425	53,325	113,840

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,430	21,220	53,645
Average Household Size	2.7	2.20	2.27
Average Household Income	\$62,463	\$85,003	\$96,791

Housing & Value	1 Mile	3 Miles	5 Miles
Owner-Occupied Houses	43.8%	54.2%	61.4%
Renter-Occupied Houses	56.2%	45.8%	38.5%
Average House Value	\$204,289	\$255,274	\$287,262