

OFFICE BUILDING FOR SALE OR LEASE

Class B Office Building | 1111 Hillcrest Road | Mobile, AL 36695



- Approximately 3,469 SF of office space available for lease in Class A office building
- Located on the first floor of a $\pm 22,500$ SF multi-tenant office building in West Mobile
- Just South of Airport Blvd on Hillcrest Road
- $\pm 22,500$ SF, 2-story office building on ± 1.79 AC
- Ample on-site parking with 94 spaces
- Zoned B2 - Neighborhood Business District

Well located along the east side of Hillcrest Road just north of Grelot Road, with $\pm 325'$ along Hillcrest Road. Very attractive brick and stucco building that includes a common area entrance, front and rear stairwells, an elevator, excellent parking, monument signage and well-maintained landscaping. Perfect opportunity for an owner occupant desiring additional tenants and possible expansion space!



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 Spaces:	1 st Floor - ±3,469 SF
Building GLA:	±22,500 SF
Lot Size:	±77,797 SF / ±1.79 AC
Year Built:	1990
Parking:	94 Spaces, 5 Handicap
Lease Terms:	NNN - \$4.49 PSF
Lease Rate:	\$12.50 PSF

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.

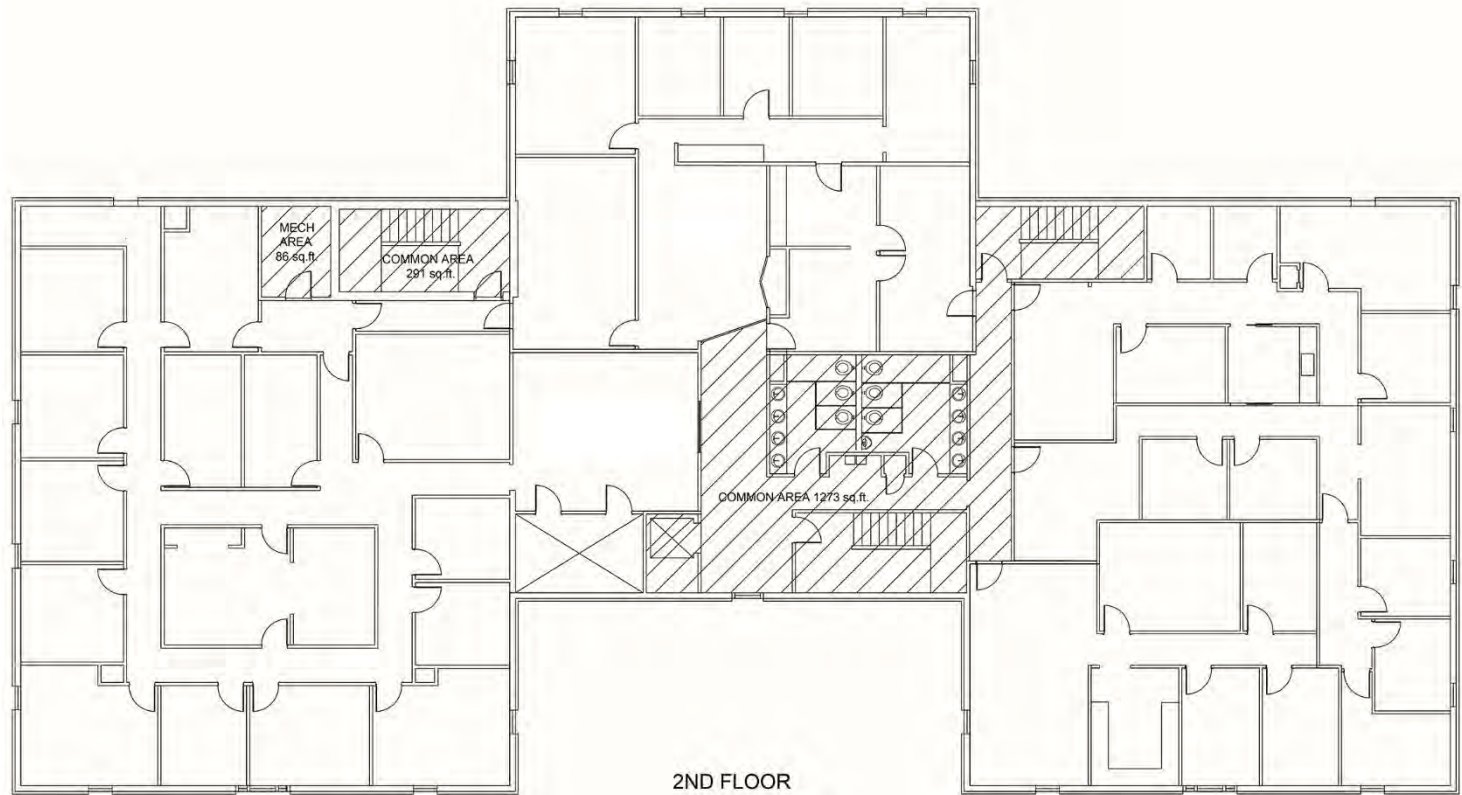
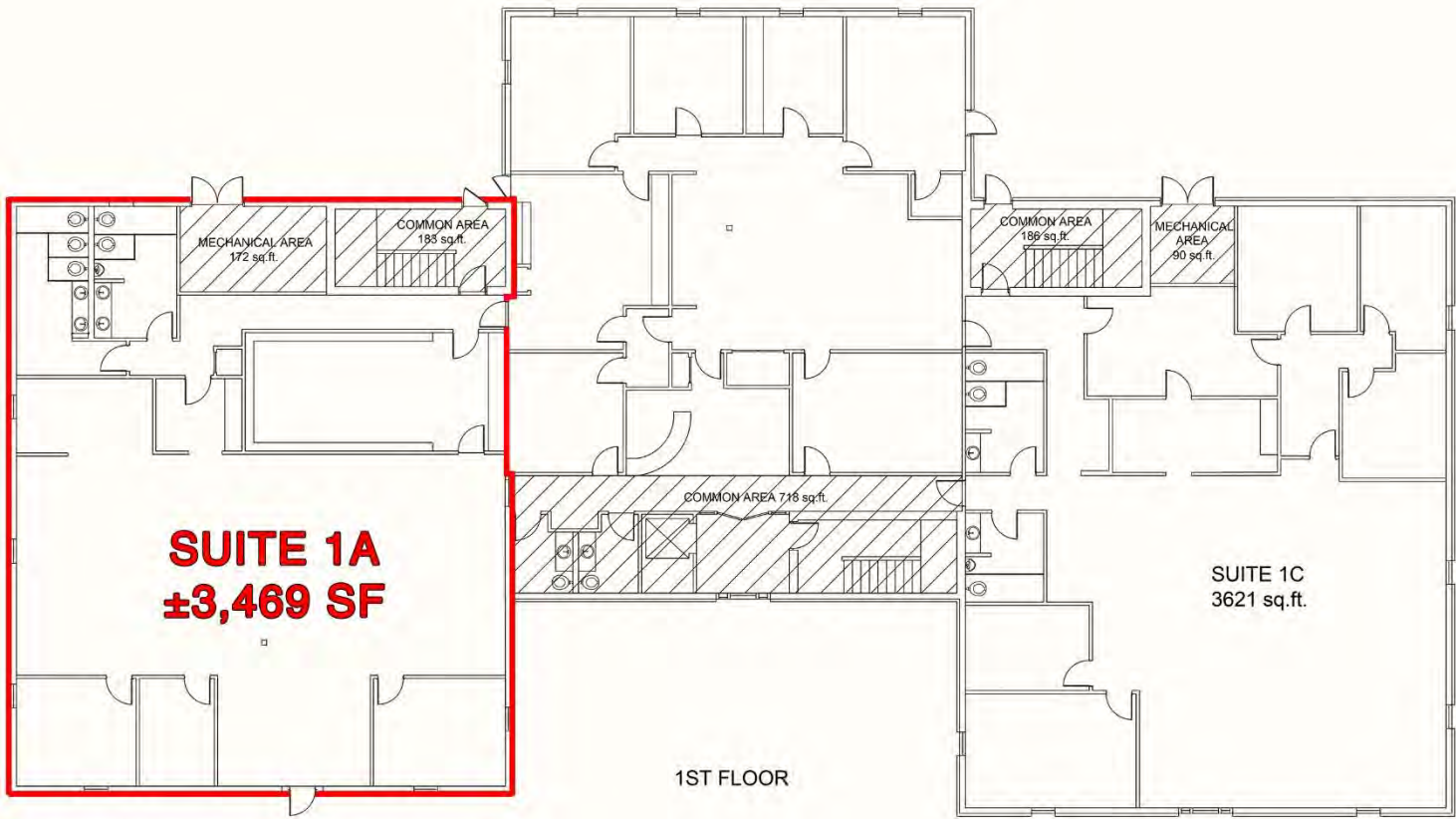
The aerospace business continues to expand in Mobile with Airbus’ expanding aircraft engineering and assembly facilities at Mobile Aeroplex at Brookley. Also, military ship building continues to be a growing industry with Austal building advanced combat naval vessels in Mobile. The Alabama State Docks 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 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.



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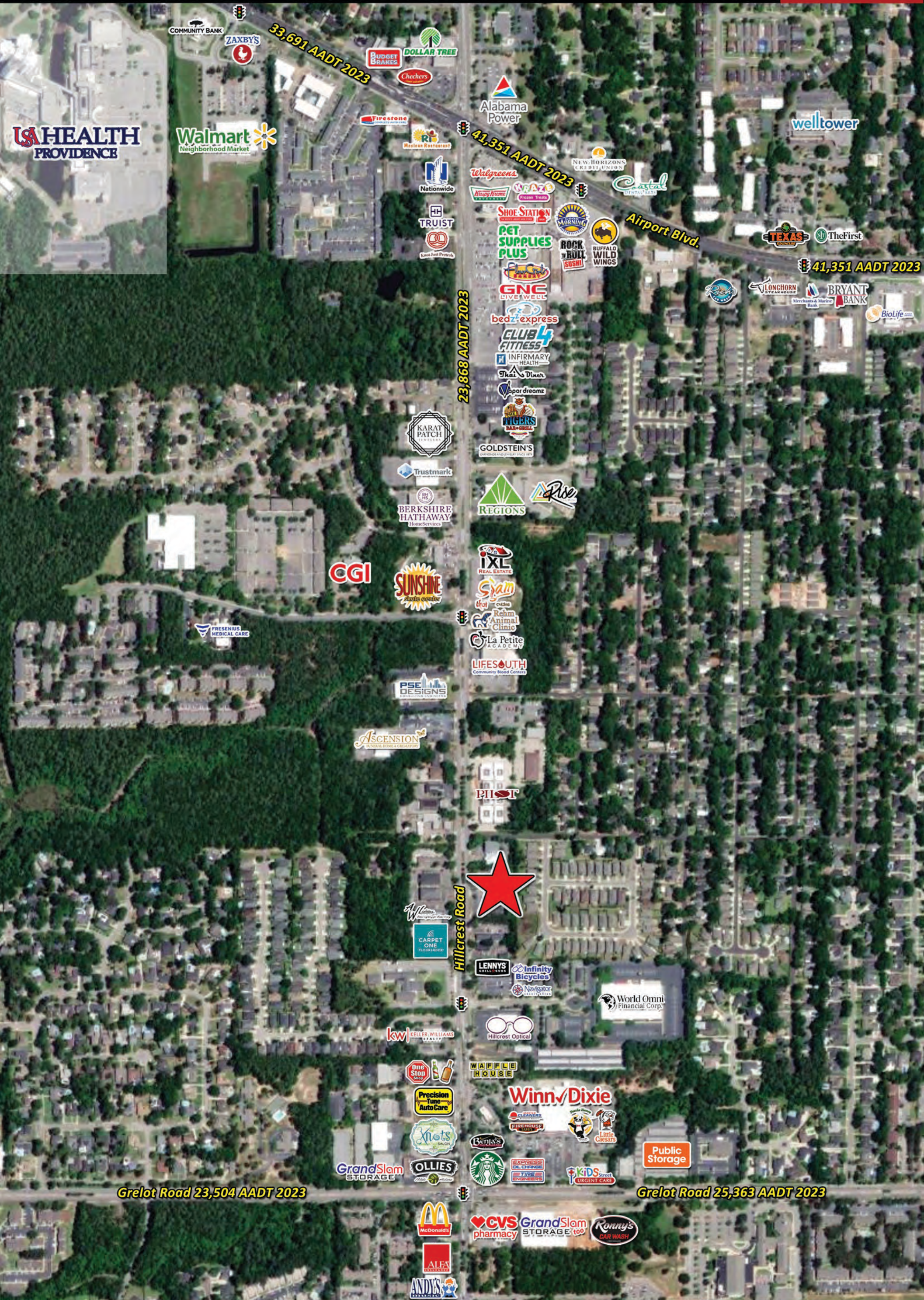
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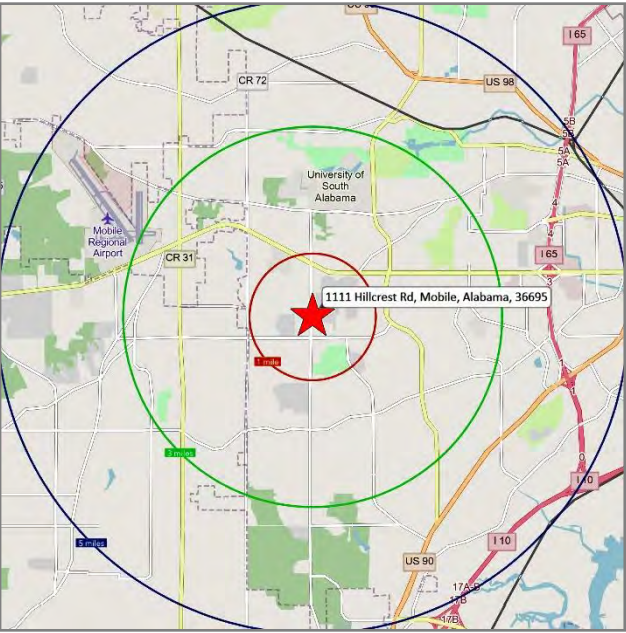
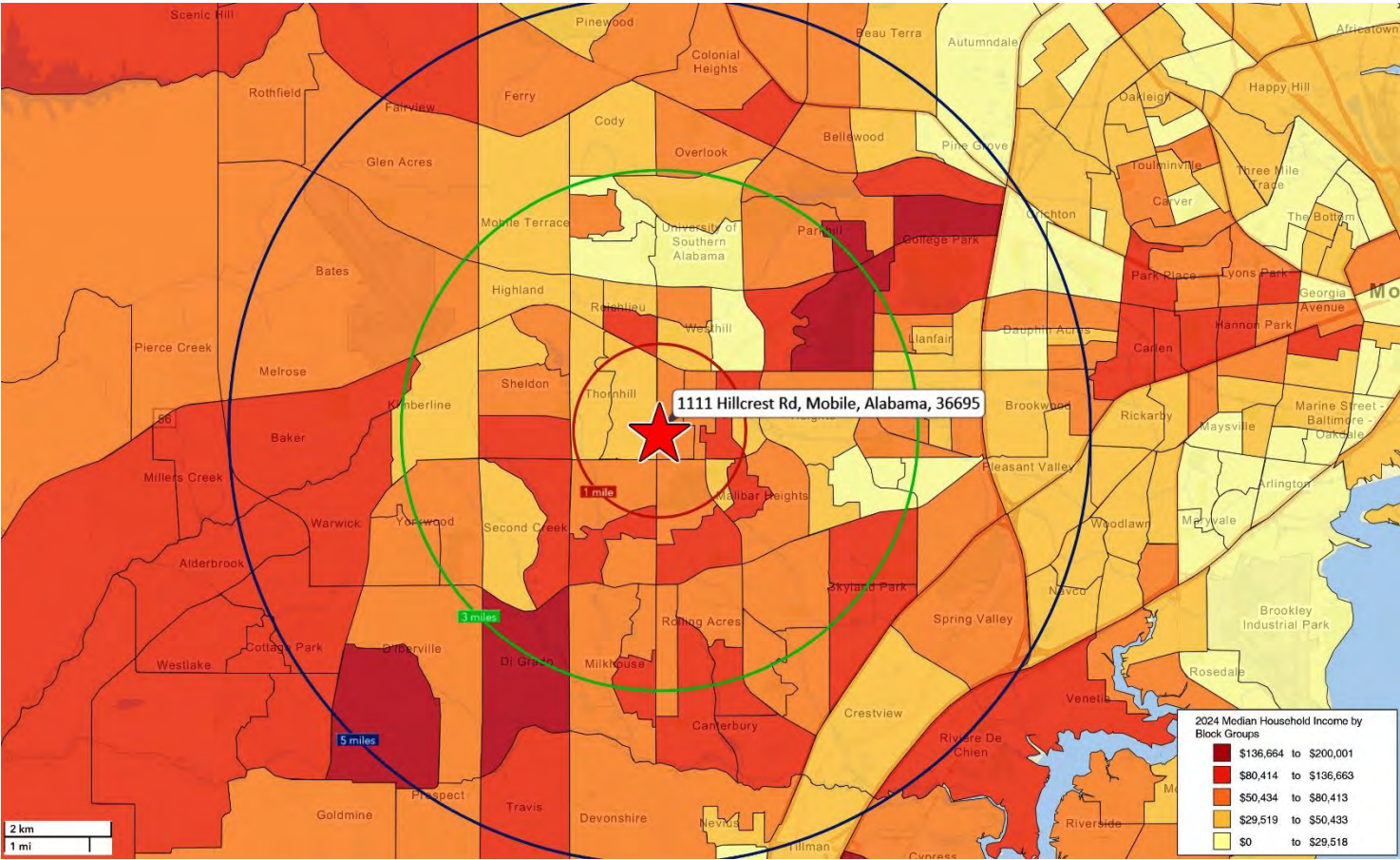
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Average Household Income Heat Map and Demographics



2024 Demographics	1 Mile	3 Miles	5 Miles
Total Population	11,402	71,711	141,768
Median Age	36.6	35.6	36.5
Largest Median Age Group	25-34	25-34	25-34
Total Daytime Population	13,897	71,100	155,767

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,755	31,339	59,522
Average Household Size	1.96	2.21	2.32
Average Household Income	\$79,120	\$87,591	\$90,666

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	38.0%	46.4%	52.6%
Renter Occupied Houses	53.4%	45.5%	39.5%
Average House Value	\$267,349	\$292,392	\$274,996

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