

# AIRPORT BLVD PROPERTY FOR SALE

8461 Airport Blvd | Across from Mobile Regional Airport | Mobile, AL 36608



- Building is ±6,181 square feet
- Lot is completely fenced and ±2.15 AC
- Zoned B-3 - Community Business
- Sale Price: \$995,000
- Sizeable office building with multiple private offices, lobby, kitchen, conference room, and customer waiting area
- Service area includes two roll-up doors

Car lot for sale in West Mobile. Located directly across Airport Boulevard from Mobile Regional Airport, at the hard corner of Airport Boulevard and Air Terminal Drive. Large lot is completely fenced and paved, and over two acres. Metal building is ±6,181 SF, with private offices, conference room, multiple restrooms, large kitchenette, and ample lobby / customer waiting area. Two roll-up doors in the rear of building lead to service area.

**VALLAS  
REALTY, INC.**

*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:	±6,181 SF
Property Size:	±93,528 SF / ±2.15 AC
Roll-Up Doors:	2
Zoning:	B3 - Community Business
Office Layout:	6 private offices, one conference room, three restrooms, breakroom, reception area, and a large bullpen/work area
Sale Price:	\$995,000

### MOBILE MARKET OVERVIEW

The Mobile CBSA, composed of Mobile County, is the largest metropolitan statistical area along the Gulf of Mexico between New Orleans and Tampa. Mobile is the third most populous city in Alabama, and is the county seat of Mobile County. Recognized as the hub in the region, Mobile is centrally located between Houston, Memphis, Atlanta, Dallas and Tampa, which provides excellent access to these and other major markets.

Mobile serves as a regional center for medicine for the Central Gulf Coast with four major medical centers within the city limits. The largest, Mobile Infirmiry Medical Center, is a top employer in the CBSA. Additionally, Brookley Aeroplex (an industrial complex and airport) is currently the largest industrial and transportation complex in the region, housing more than 70 companies. Notable employers include Airbus North America Engineering and Continental Motors. The city of Mobile is the only seaport in Alabama and the Port of Mobile is a major economic driver. In terms of cargo tonnage, Port of Mobile is the 9th largest in the U.S.

The Mobile CBSA is recovering from the most recent economic disruption and looks to be in a better position than other metro areas, as Alabama is outpacing most other states in terms of speed of its recovery. According to Moody's Analytics and CNN Business, Alabama has the fifth best "back to normal" ranking in the U.S., based on job and production numbers

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# Additional Exterior Photos



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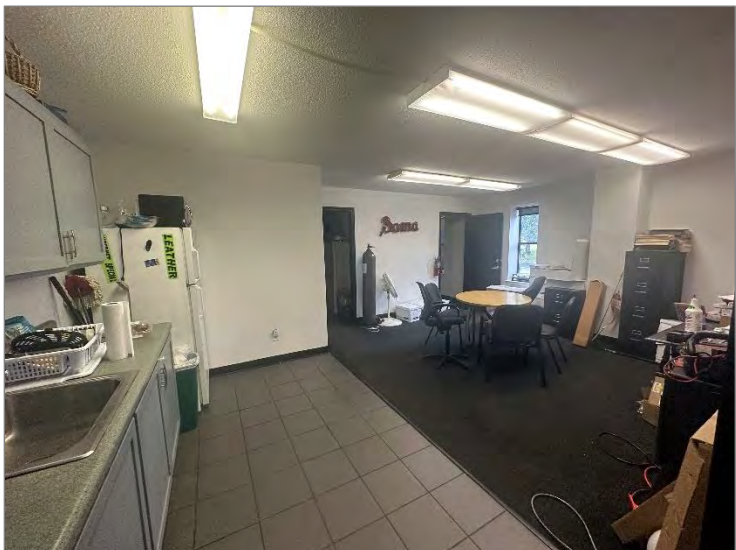
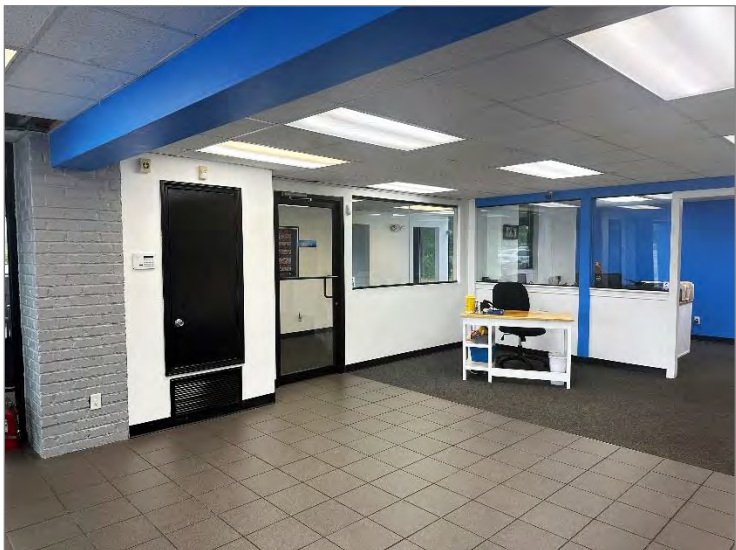
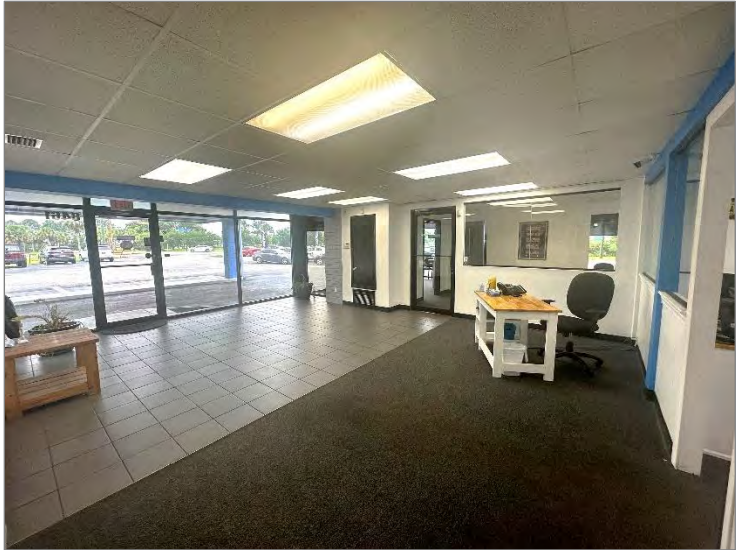
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# Interior Photos

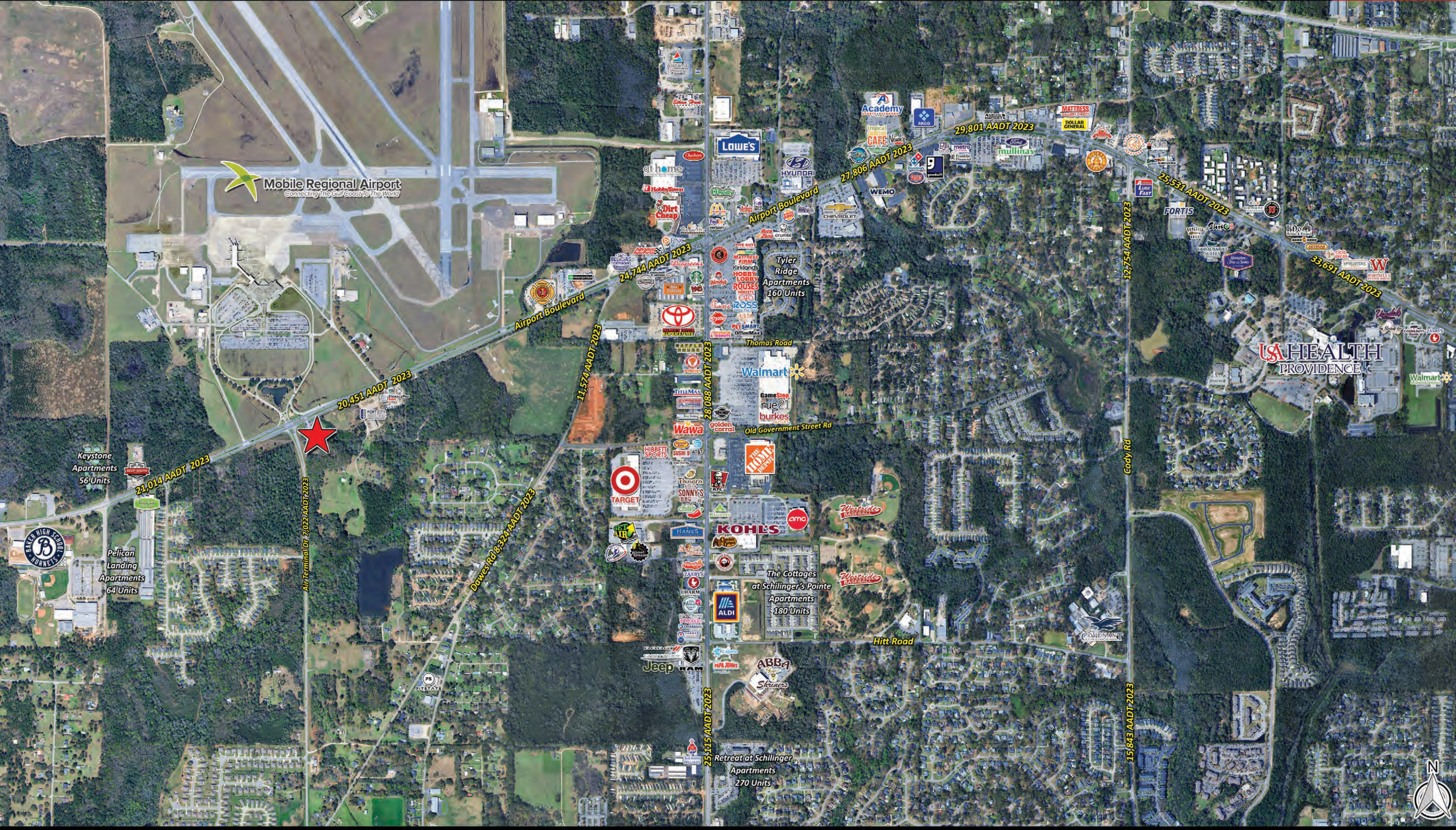
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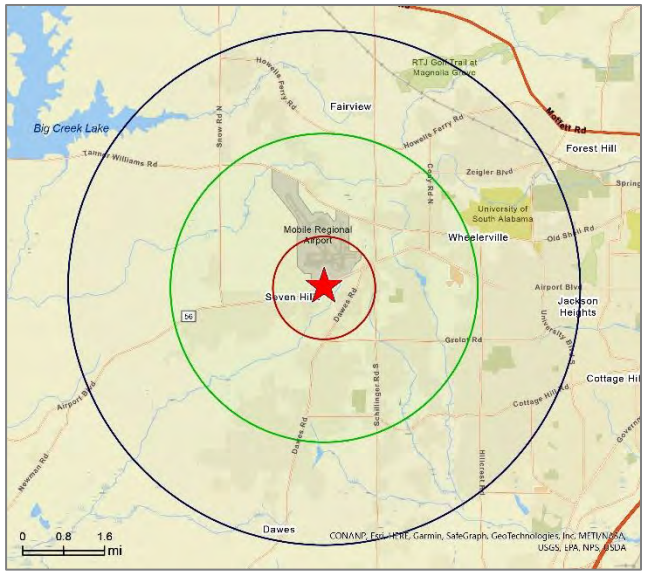
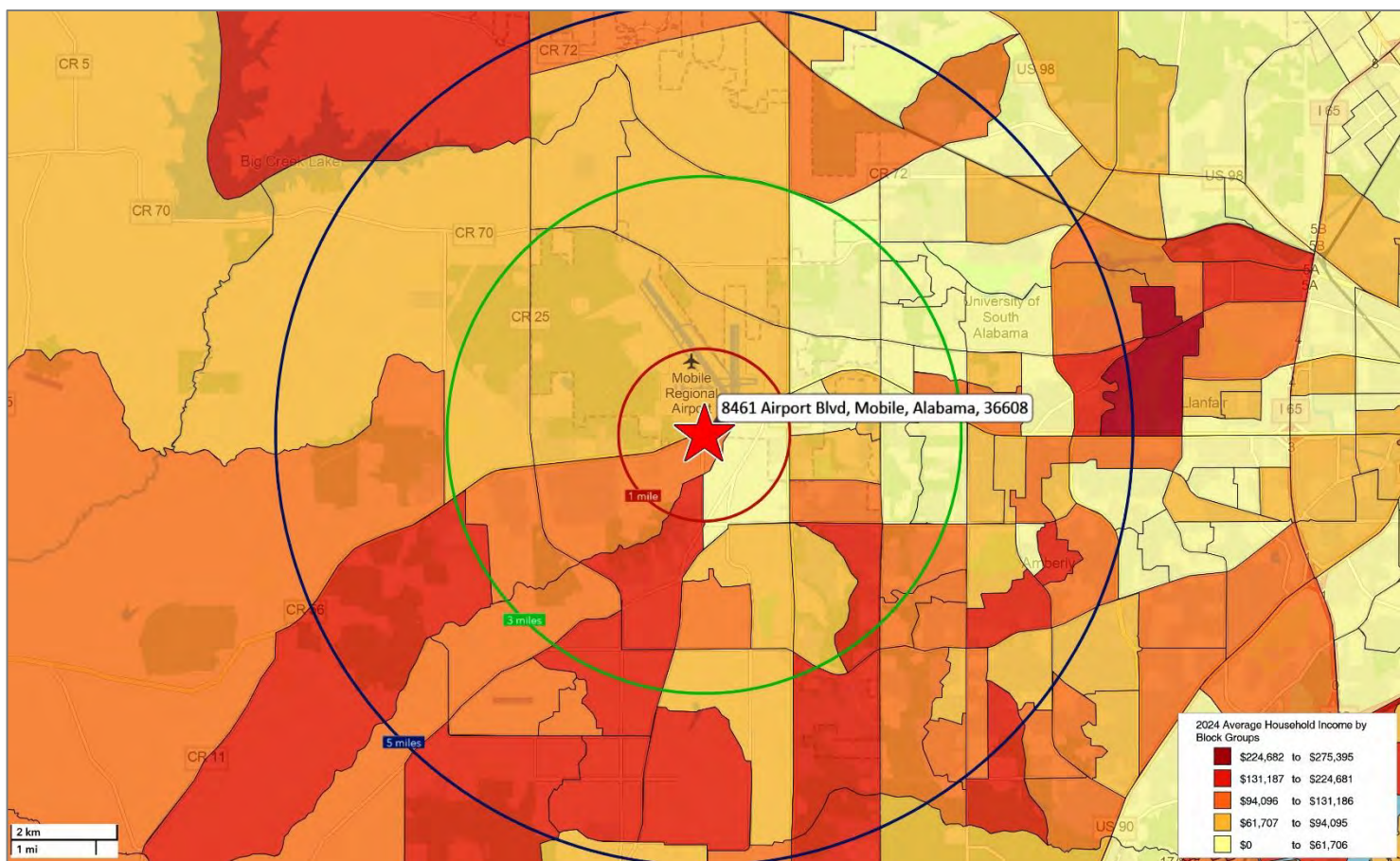


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# Average Household Income Heat Map, Location Map and Demographics

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2024 Demographics	1 Mile	3 Miles	5 Miles
Population	1,990	39,488	104,854
Median Age	39.7	36.8	37.0
Largest Median Age Group	35-44	25-34	25-34
Daytime Population	4,073	41,023	89,349
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,013	16,283	42,665
Average Household Size	2.54	2.41	2.40
Average Household Income	\$70,251	\$87,023	\$94,909
Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	66.4%	55.9%	60.9%
Renter Occupied Houses	25.6%	37.5%	32.8%
Average House Value	\$236,927	\$250,452	\$267,982

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