

FOR LEASE

PROPERTY OVERVIEW

The building is located on the signalized corner of Old Shell Road and Bayshore Avenue directly across the street from UMS-Wright Preparatory School with tremendous storefront visibility. The Blue Bird property is situated in the heart of Midtown Mobile with ample parking available. Join Pollman's Bakery, Burnham's Vital Care, Osteostrong, and Heavenly Pie Pizzeria in the newly renovated Blue Bird Hardware Building. Restaurant, retail, medical and office space are just a few of the options this space is well suited for.

BUILDING SIZE

- 12,600 ± SF

AVAILABLE

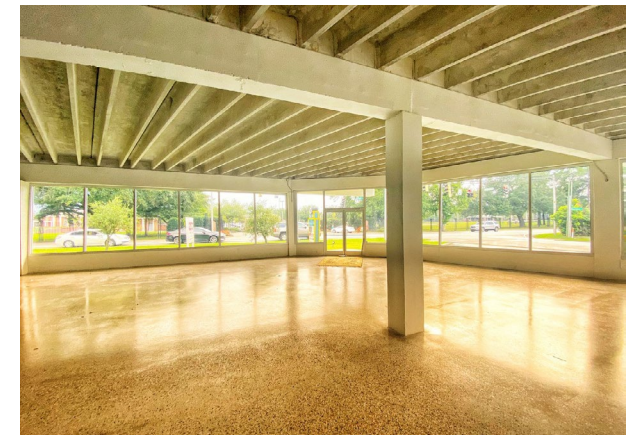
- Suite G: 4,084 ± SF

LEASE RATE

- \$11.00 PSF NNN

NEARBY BUSINESSES

- Publix
- UMS-Wright Preparatory School
- Popeyes
- O'REilly Auto Parts
- Taco Mama
- Cammie's Old Dutch
- USPS
- Rock N' Roll Sushi
- The Simple Greek



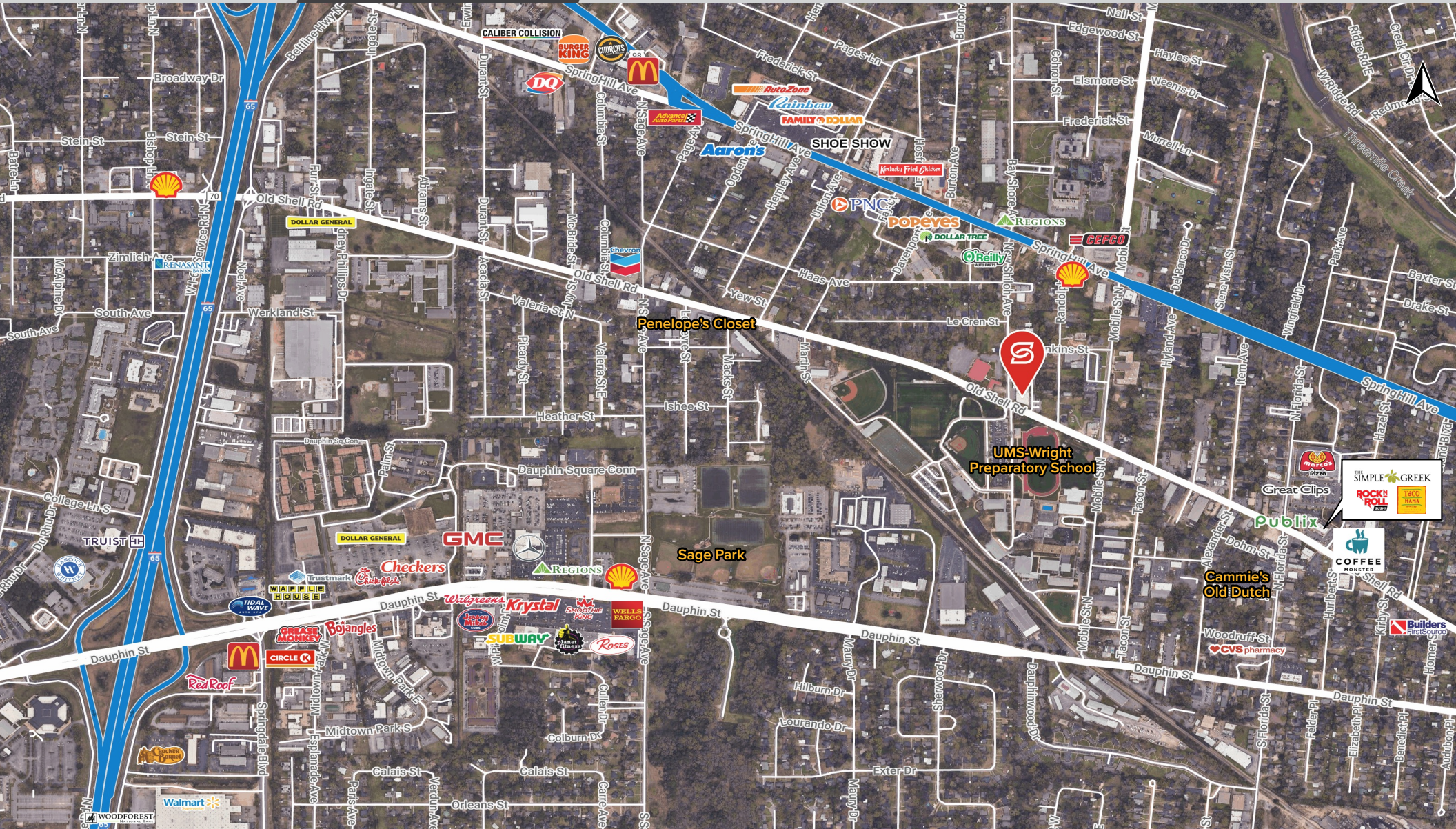
SUMMARY

RETAIL COMPETITION

SITE PLAN

PHOTOS

DEMOGRAPHICS



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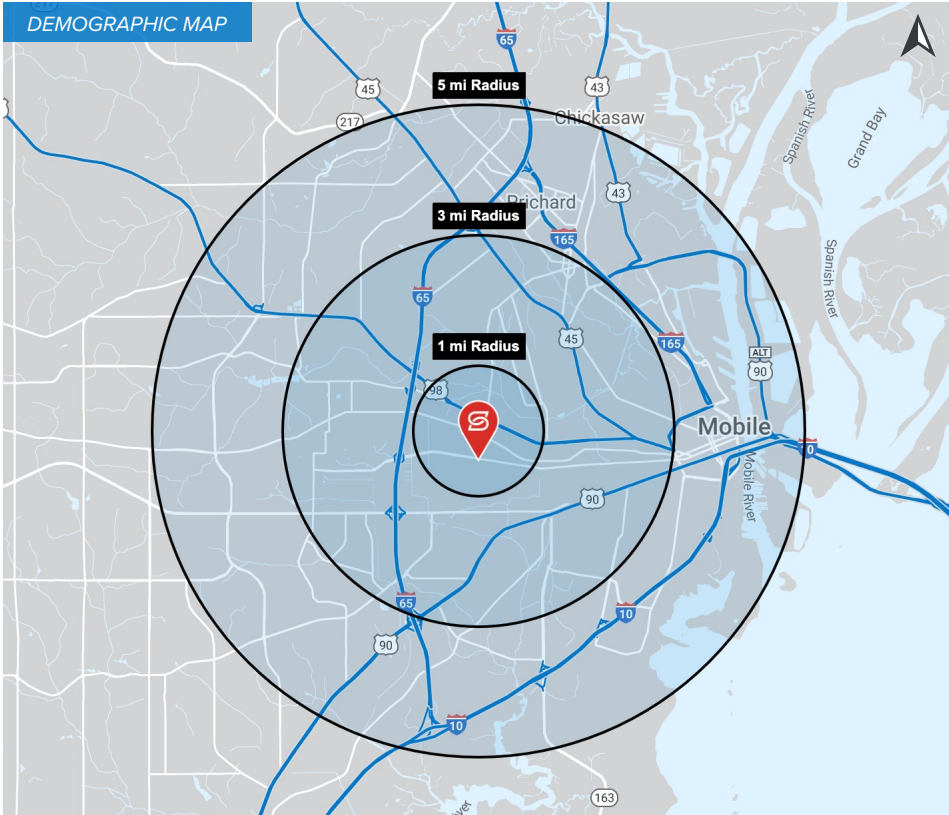
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2024 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE		
POPULATION	9,375	70,205	145,738	AVG. HH INCOME	\$74,259	\$80,138	\$74,622	HOUSEHOLDS	4,189	30,478	60,900