JAY O'BRIEN, CCIM Office: 251-342-7229 Direct: 251-379-1420

jobrien@stirlingprop.com

BLUEBIRD HARDWARE BUILDING

2724 Old Shell Road, Mobile, AL

SUMMARY

RETAIL COMPETITIO

SITE PLAN

PHOTOS

EMOGRAPHICS

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







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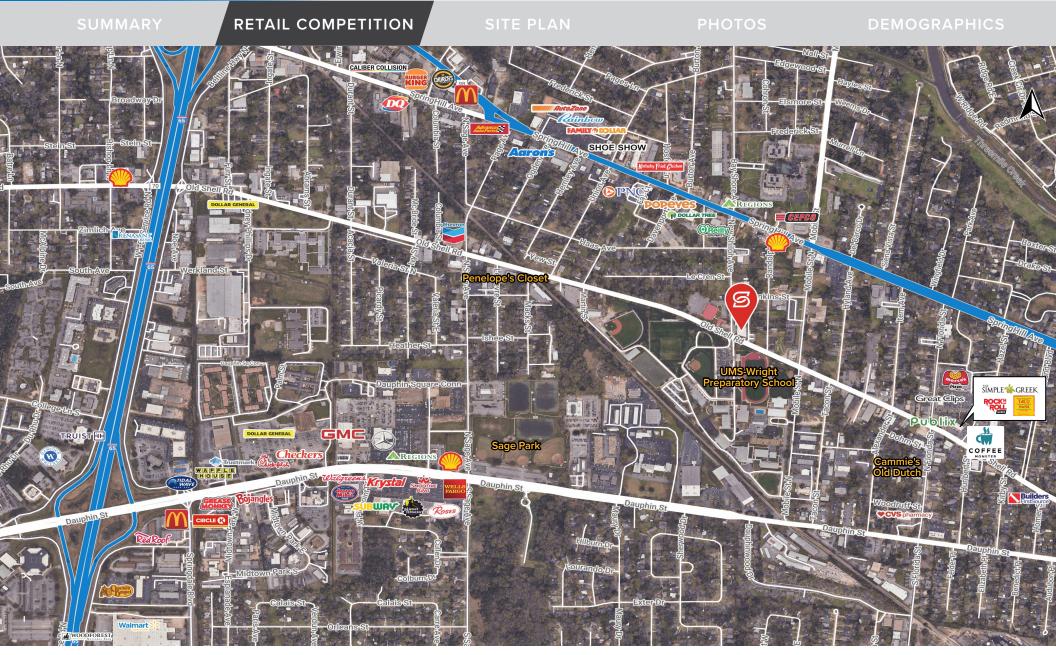
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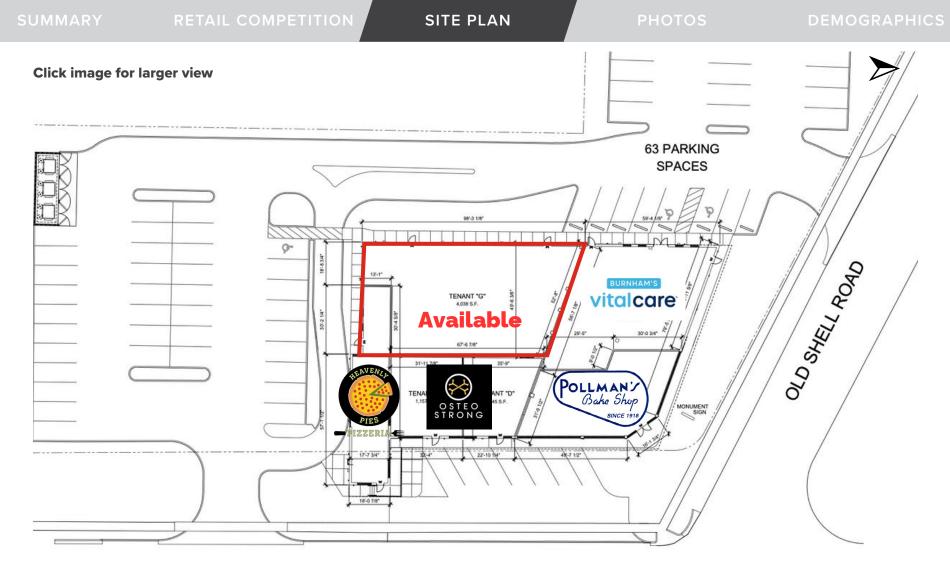
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NEW SHILOH ROAD

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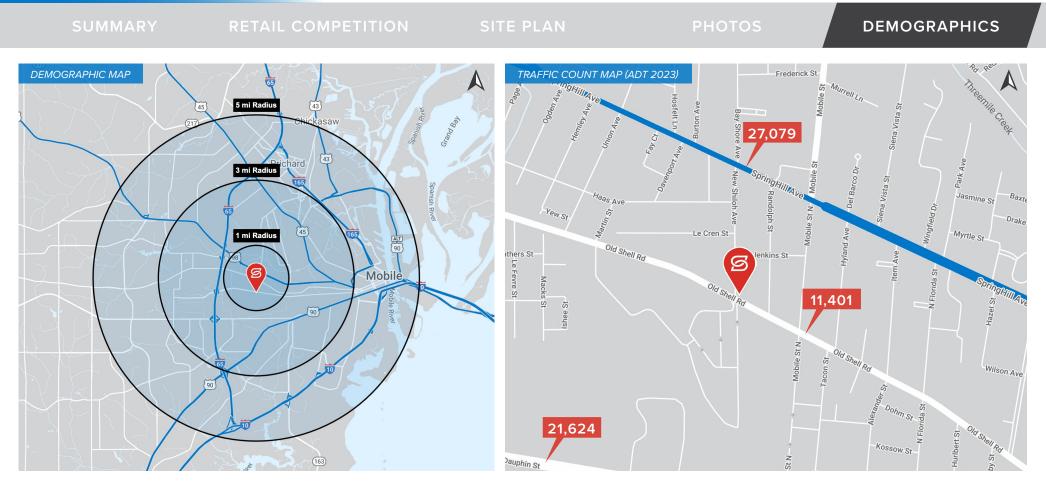
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2024 DEMOGRAPHICS

| | 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 |

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