



Palmetto Place
960 Schillinger Road, Mobile, Alabama 36695
11 Units | 25,250 Sq Ft | 2.86-Acre Lot

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Investment Summary

Herrington Realty is pleased to present the opportunity to purchase Palmetto Place, a multi-tenant neighborhood retail center located at 960 Schillinger Rd S in Mobile, Alabama. Constructed in 2006, this 25,250 SF center is situated on a 2.86-acre lot and offers a stable investment with a current occupancy of 90%. The property features 11 total units, with 10 of 11 units currently leased to a diverse mix of tenants. Its high-visibility location along Schillinger Road provides tremendous frontage and exposure to one of the city's most prominent retail corridors.

Strategically positioned in the heart of West Mobile, Palmetto Place benefits from exceptional traffic counts exceeding 40,000 vehicles per day. The center is directly across the street from a brand-new Aldi, Panda Express, and a major new apartment complex, highlighting the area's continuous residential and commercial expansion. Surrounded by a dense concentration of national retailers—including Walmart, Target, Kohl's, and Home Depot—the property is a key fixture in a thriving retail hub that serves as a primary destination for the surrounding communities.

The property is situated in one of the premier growth sectors of Mobile County, where retail development is outpacing much of the region. This submarket is characterized by a surge in new-construction commercial projects and a rapidly densifying landscape of professional services and modern multifamily housing. As a primary artery for West Mobile, Schillinger Road continues to attract high-profile national brands and diverse small businesses, creating a robust synergy that ensures long-term tenant demand. Palmetto Place is perfectly positioned to capitalize on this sustained commercial momentum, offering an investor a stabilized asset in a market defined by its increasing density and business-friendly environment.

INVESTMENT OVERVIEW

List Price:	\$4,600,000
Property Address:	960 Schillinger Road, Mobile, Alabama 36695
Number of Units:	11
Current Occupancy:	90%
Lot Size:	2.86 Acres
Year Built:	2006
Zoning:	B-3
Vehicles Per Day:	40,000+
Frontage:	Schillinger Road

INVESTMENT HIGHLIGHTS

- **Great Visibility:** Frontage on Schillinger Road, a major north-south artery seeing 40,000+ VPD
- **Strong Submarket:** Situated in a major retail corridor of West Mobile, surrounded by national retailers such as Walmart, Target, Home Depot, and Kohl's, and directly across the street from new construction projects including Aldi, Cava, First Watch, Panda Express, Take 5, Freddy's, and Tidal Wave Car Wash.
- **Diverse Tenant Mix:** Neighborhood center with no oversized anchor tenant and features a variety of different businesses

Property Photos



Property Photos



Property Photos



Map Overview

at home The Home Décor Superstore **LOWE'S**

Briquettes Advance Auto Parts O'Reilly AUTO PARTS McDonald's

BURGER KING Jersey's Arby's TACO BELL

Airport Blvd
30,000+ VPD

Mobile Regional Airport
Connecting The Gulf Coast To The World

Schillinger Road
40,000+ VPD

ROUSES MARKETS CAO HIBBETT AutoZone

HOBBY LOBBY Kirkland's Starbucks

AspenDental Walgreens BRICK & SPOON

verizon FedEx Express Pop Boys

TARGET AT&T

PAPA JOHN'S cspire ZAXBY'S Hardee's

chili's Sonny's PANERA BREAD SMOOTHIE KING

Academy Domino's

Newk's Jersey Mike's

OfficeMax **PET SMART**

WAFFLE HOUSE DUNKIN' Krystal Wendy's

ULTA ROSS BEAUTY Dress For Less Chick-fil-A

KOHL'S **AMC THEATRES** Walmart

Crocker Barrel DOLLAR TREE REGIONS KFC golden corral Steak 'n Shake

Charleys ABealls EXPRESS OIL CHANGE TITLEMAX POPEYES

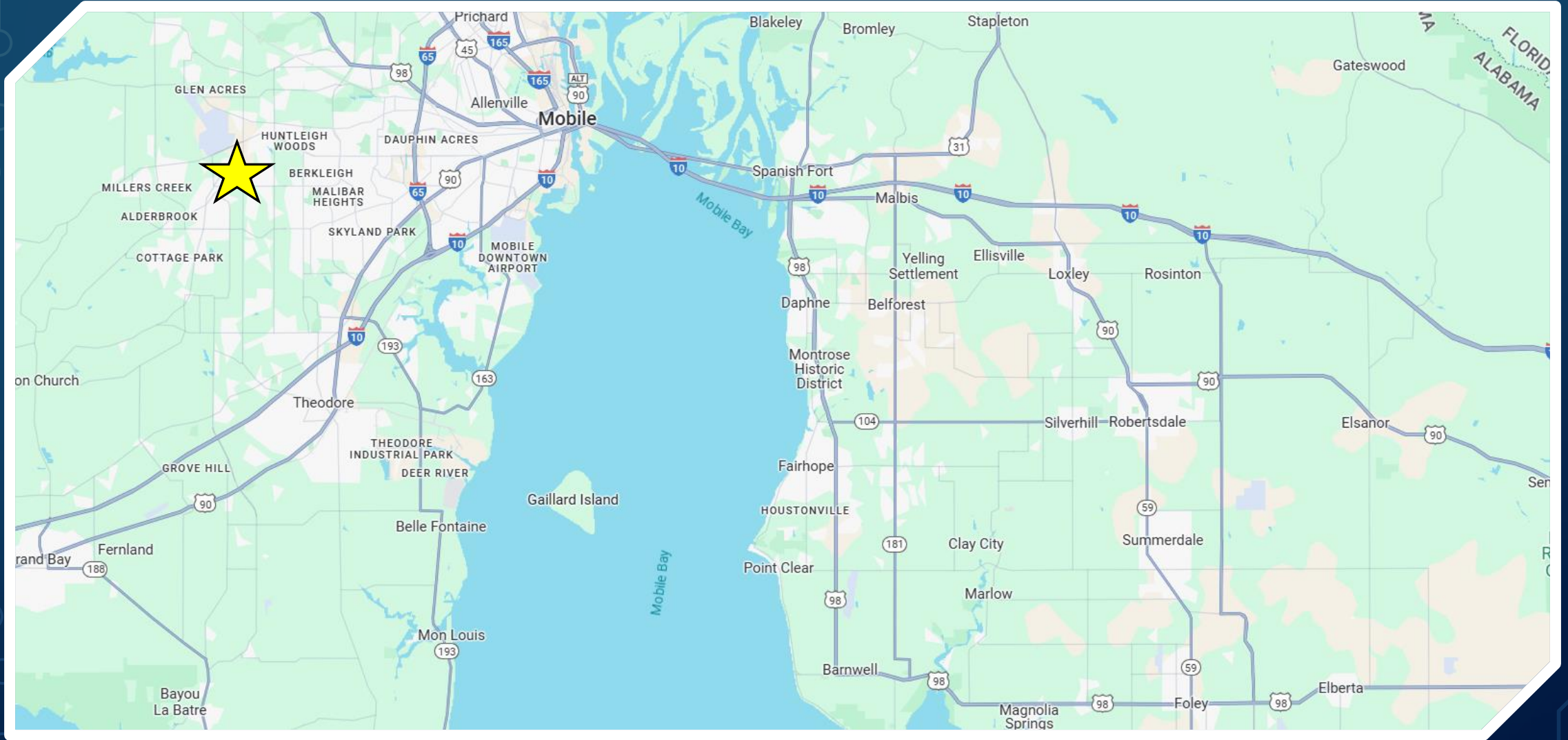
ALDI **CEFCO**

New Construction Retail

New Construction Multi-Family 180 Units



Property Location



West Mobile – Alabama

West Mobile, Alabama, is solidifying its position as a key retail and commercial hub within Mobile County. As one of the fastest-growing areas in the region, West Mobile benefits from steady residential expansion, strong public schools, and significant traffic along major corridors such as Airport Boulevard and Schillinger Road. Its strategic location near Mobile Regional Airport, large-scale schools like Baker High School, and established neighborhoods continues to drive demand for essential retail services, including grocery, dining, healthcare, and convenience retail. Developers and national tenants are increasingly targeting West Mobile due to its favorable demographics, household growth, and limited supply of quality commercial inventory. The retail real estate landscape in West Mobile is supported by consistent population growth and ongoing suburban housing development, which are fueling the need for new shopping centers, mixed-use projects, and freestanding retail pads. These trends create opportunities for necessity-based retail, quick-service restaurants, and service-oriented tenants that can serve both daily community needs and regional traffic.

From an economic development standpoint, West Mobile continues to benefit from infrastructure improvements, roadway expansions, and public investment in schools and utilities. These enhancements improve quality of life while also supporting commercial viability and long-term growth. As one of Mobile County's most dynamic submarkets, West Mobile offers a stable, high-traffic environment that makes it highly attractive for retailers, developers, and investors seeking strong fundamentals and long-term upside.