

RETAIL SPACES FOR LEASE IN WEST MOBILE

Construction Complete | 8521 Grelot Road | Mobile, Alabama 36695



- New retail development in West Mobile
- Three units at $\pm 1,500$ SF each for lease
- $\pm 272'$ frontage on Dawes Road & $\pm 263'$ frontage on Grelot Road
- For Lease: \$21 PSF + NNN
- Join tenant Reney's Cafe in new $\pm 7,500$ SF building on a ± 1.13 AC lot
- Located at a roundabout that sees more than 34,000 vehicle per day as of 2024
- No Zoning - Outside City Limits

Retail spaces available for lease at the new Grelot Oaks development in West Mobile. This $\pm 7,500$ SF retail development is situated on a $\pm 49,223$ SF (± 1.13 -acre) lot at the roundabout intersection of Grelot Road and Dawes Road, which sees more than 34,000 vehicles per day according to ALDOT. Three $\pm 1,500$ SF spaces are available for lease at \$21 PSF + NNN.



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

Location:	8521 Grelot Road Mobile, AL 36695
Building Size:	±7,500 SF
Year Constructed:	2025
Available Size:	±1,500 - ±3,000 SF
Availability:	Immediately
Delivery Condition:	Negotiable May Include Landlord Work
Land Size:	±49,223 SF / ±1.13 AC
Parking:	33 regular, 2 handicapped
Lease Rate:	\$21 PSF + NNN

MOBILE MARKET OVERVIEW

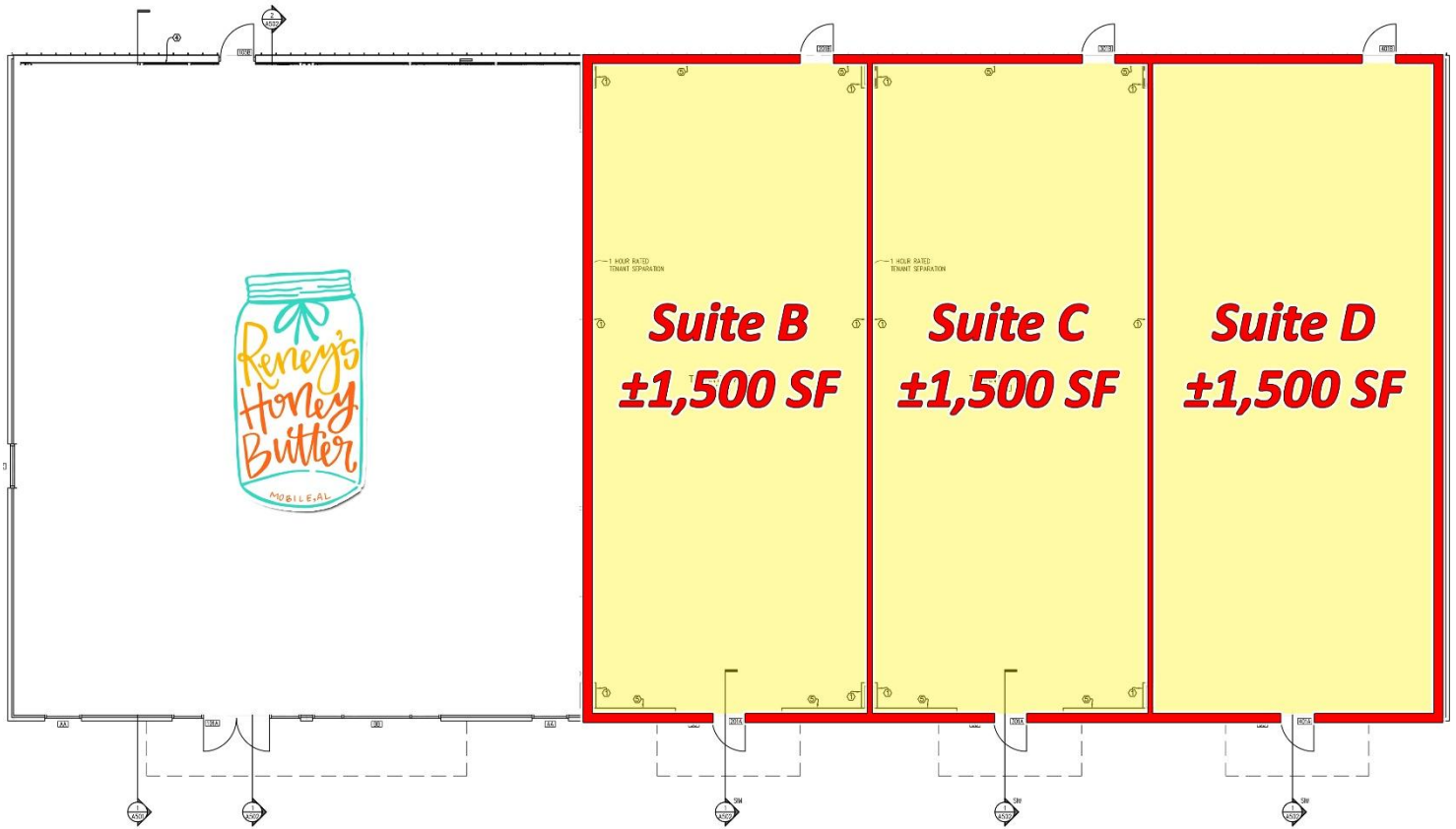
The Mobile CBSA, composed of Mobile County, is the largest metropolitan statistical area along the Gulf of Mexico between New Orleans and Tampa. Mobile is the third most populous city in Alabama, and is the county seat of Mobile County. Recognized as the hub in the region, Mobile is centrally located 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 Infirmary 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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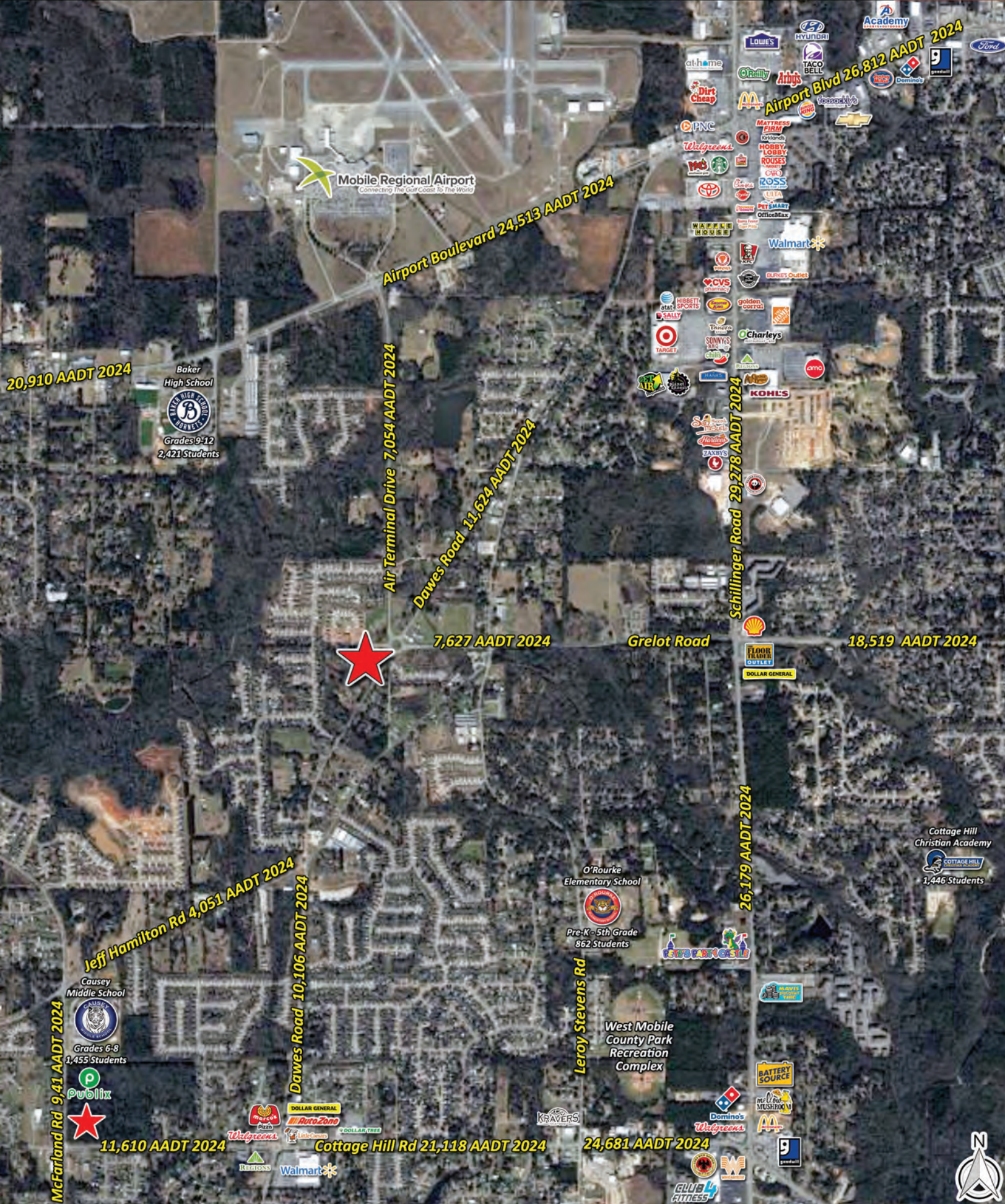
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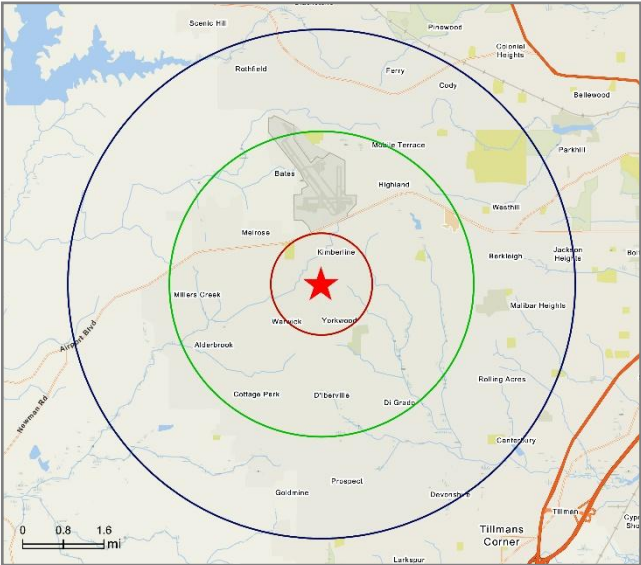
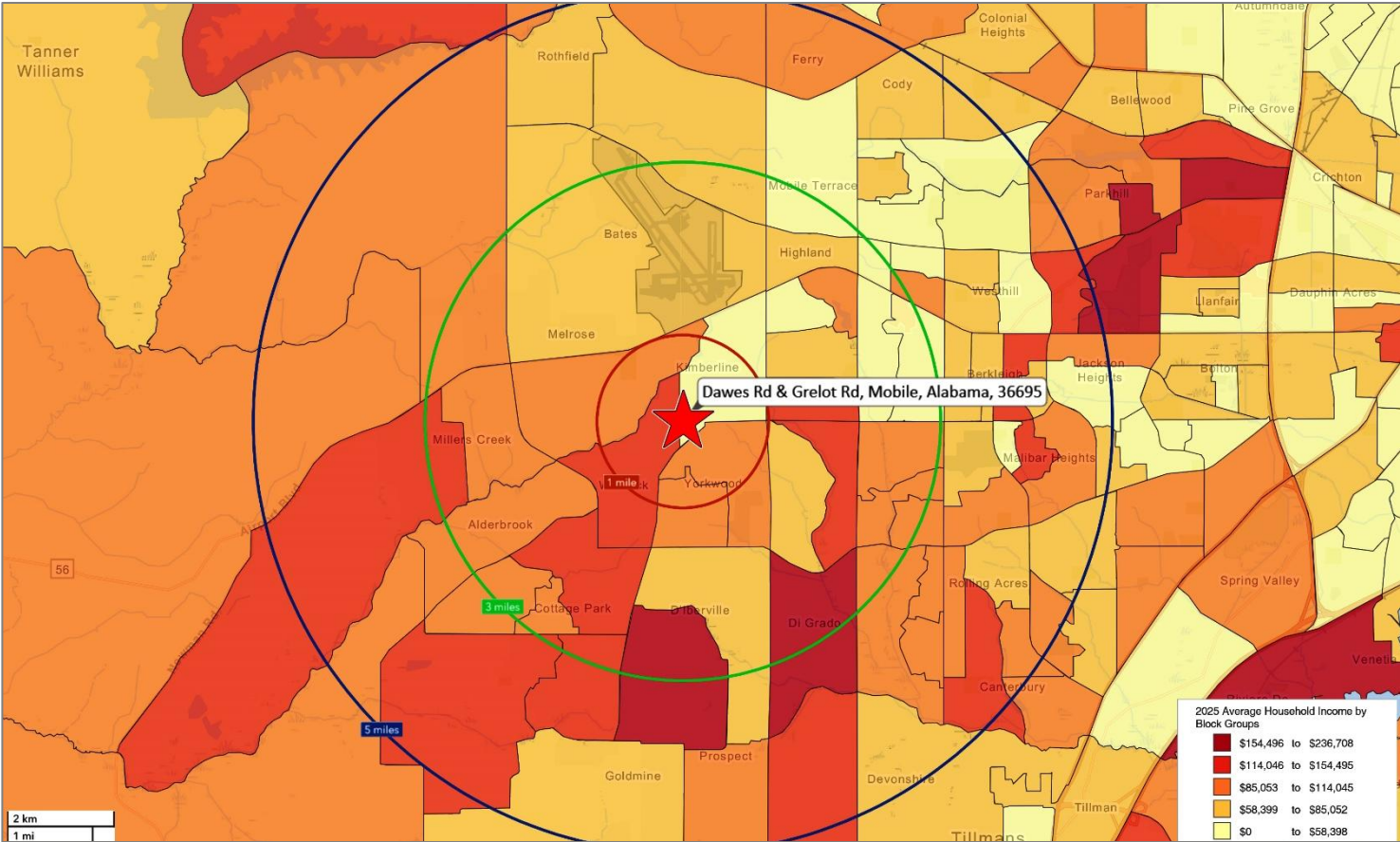
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2025 Average Household Income Heat Map and Demographics

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2025 Demographics	1 Mile	3 Miles	5 Miles
Total Population	3,042	18,819	43,494
Median Age	35.6	37.1	39.2
Largest Median Age Group	25-34	25-34	25-34
Total Daytime Population	4,405	19,803	44,709

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,311	7,818	17,418
Average Household Size	2.31	2.39	2.46
Median Household Income	\$52,674	\$51,403	\$44,190

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	49.0%	55.5%	55.6%
Renter Occupied Houses	42.0%	35.4%	32.2%
Average House Value	\$197,695	\$199,089	\$198,276



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