

ANGIE MCARTHUR

Office: 251-375-2481 Direct: 251-591-3168

amcarthur@stirlingprop.com

KAELAN MCARTHUR

Office: 251-375-2492 Direct: 251-391-2138

kmcarthur@stirlingprop.com

DRIVE-THRU RETAIL

2396 Schillinger Road S., Mobile, AL

FOR LEASE

PROPERTY OVERVIEW

Excellent retail location positioned directly on Schillinger Road S. near the busy intersection of Cottage Hill Road in a highly visible, easily accessible shopping center in the ever-growing West Mobile area. This raw space features an already built-in drive-thru window, ample parking, and is ready to be built-out.

PROPERTY HIGHLIGHTS

- High-density, high-income population
- Near busy, signalized intersection
- · Drive-thru capability

TRAFFIC COUNTS (ADT 2021)

• On Schillinger Road: 26,613

• On Cottage Hill Road: 24,292

BUILDING SIZE

• 3.600 ± SF

AVAILABLE

• Suite A: 1,847 ± SF

3 MI

LEASE RATE

• \$25.00 PSF + \$4.55 NNN

2022 DEMOGRAPHICS Population

5,417 53.294 117.531 Avg. HH Income \$67,912 \$84,601 \$77,803 **Daytime Population** 3,083 41,984 85,960

NEARBY RETAILERS







1 MI



5 MI















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