ANGELA MCARTHUR

Office: 251-342-7229 Direct: 251-591-3168

amcarthur@stirlingprop.com

HILLCREST CENTER OFFICE SPACE

1110 Hillcrest Road, Mobile, AL

SUMMARY

FLOOR PLAN

C PHOTOS

2A PHOTOS

OCATION

FOR LEASE

PROPERTY OVERVIEW

Two-story Hillcrest Center building is located at 1110 Hillcrest Road in the Hillcrest Road area. The office building is brick style and features portico-style entrance with lush landscaping surrounding and ample parking.

Lease is Modified Gross with Water, property taxes, insurance and Dumpster included in rent. Restrooms are common. Tenant pays Electric, janitorial, interior upkeep and interior liability insurance.

AVAILABLE

Suite 1C: 922 +/- SF

Suite 2A: 1,750 +/- SF

LEASE

\$15.00 PSF Modified Gross

PROPERTY DETAILS

- GLA: 15,000 ± SF
- · Zoning: B-2 Commercial
- Main Entrance: located at north side of building
- Parking: ample shared parking with adjoining 1120 Hillcrest Road
- Ingress/Egress: property has 2 curb cuts to Hillcrest Road amd left hand turn out
- Signage: pylon interior directory board (subject to availability), and placard identification at door of each space

2025 DEMOGRAPHICS	3 MI	5 MI	10 MI
Population	70,710	140,438	309,510
Avg. HH Income	\$89,493	\$94,508	\$85,878
Households	30,714	58,553	125,746









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FLOOR PLAN 39'-8" Room Room Room Room Room #3 #2 #1 10' 11" x 13' 9" 8' 10" x 13' 9" 9'0" x 13'9" 11' 0" x 14' 11" 10'3" x 14'11" Room Room 10 ft. x 10 ft. 4.5 in. Room 17 ft. 6.0 in. x 14 ft. 3.0 in. 10 ft. 10.7 in. x 14 ft. 10.5 in. 8'-10" Mech (0) 0 #4 #5 Room Room Restrooms 10' 10" x 12' 6" Room 12 ft. x 14 ft. 2.0 in. Storage Closet shelving 12 ft. 4.5 in. x 9 ft. 10.5 in. SUITE 1C FLOOR PLAN SUITE 2A FLOOR PLAN



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1C PHOTOS















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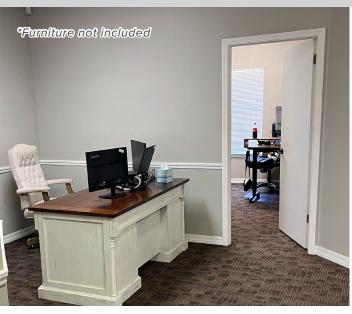
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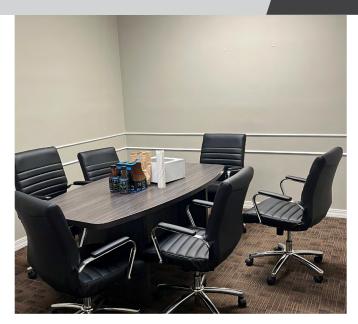
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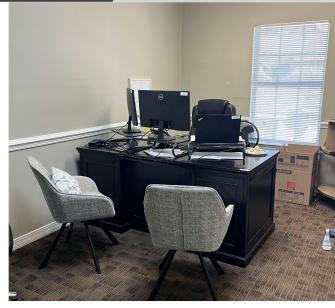
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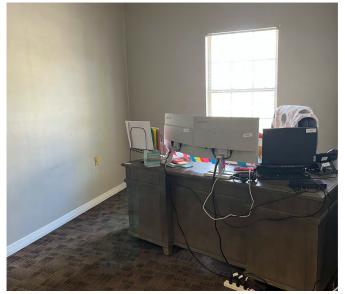
2A PHOTOS













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