

FOR LEASE

PROPERTY OVERVIEW

3,000 SF freestanding restaurant with drive thru located at the busy intersection of Cottage Hill Rd. and Azalea Rd. in Mobile, AL.

With high traffic counts, a dense residential population surrounding the site in every direction and limited food competition in the immediate area this is prime opportunity for a QSR or Fast Casual restaurant user or even coffee shop.

Property still has Hood System, Walkin Cooler, Walkin Freezer and numerous other pieces of equipment. Dining Room has full set of table and chairs as well.

AVAILABLE

- 3,000 ± SF

CO-TENANTS

- AutoZone
- Water Front Thrift Store
- Citi Trends
- ABS Tax
- Cottage Hill Barber Shop
- H&R Block
- Mortgage Solutions
- Coin Laundry
- Scredles Hair Nails Tan

TRAFFIC COUNTS (ADT 2023)

- On Cottage Hill Rd: 30,801
- On Azalea Rd: 12,677
- On I-65 E: 46,613
- On Airport Blvd: 50,150
- On Hwy 90: 27,625
- On University Blvd: 21,677



SUMMARY

RETAIL MAP

FLOOR PLAN

PHOTOS

DEMOGRAPHICS



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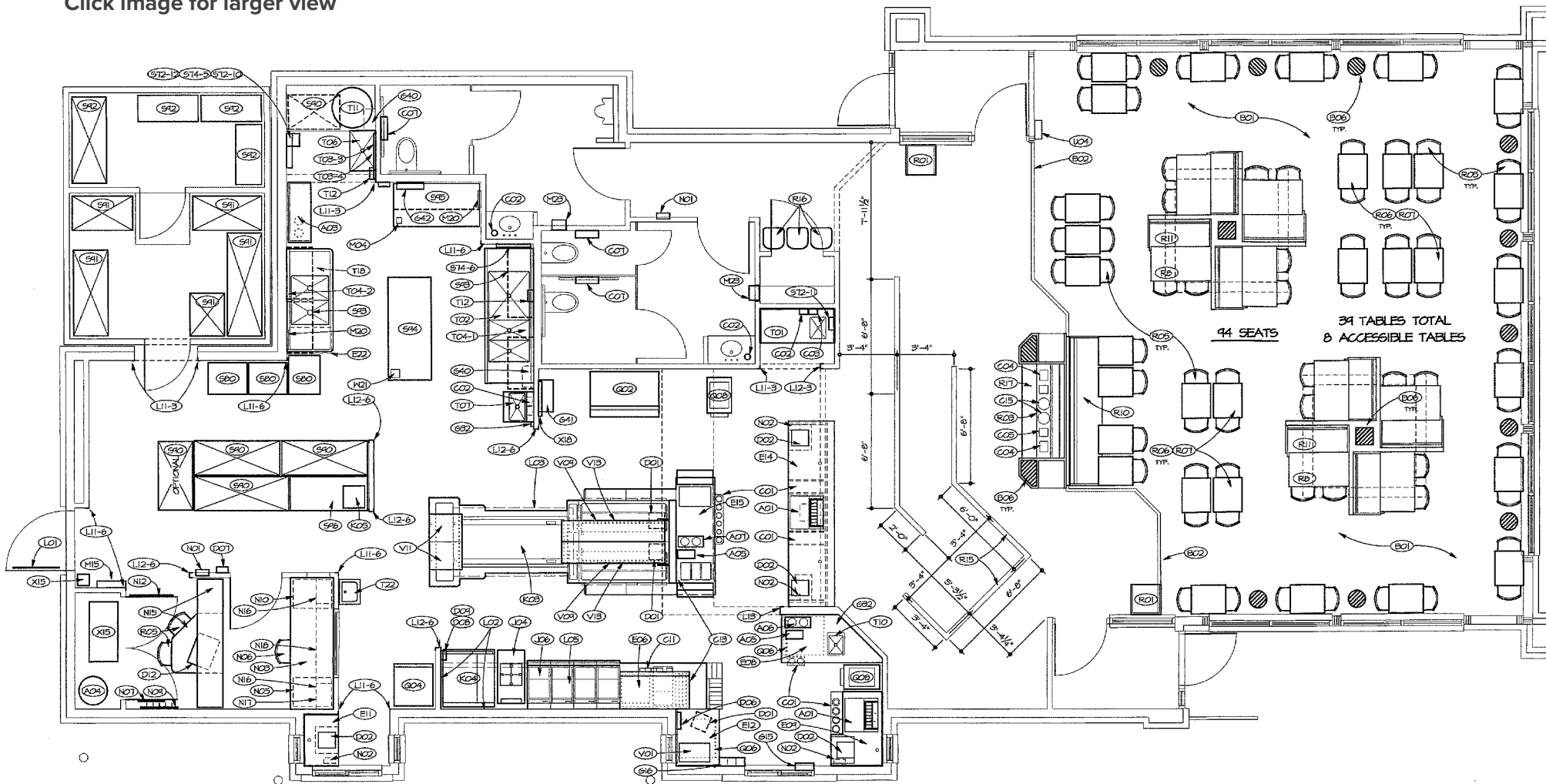
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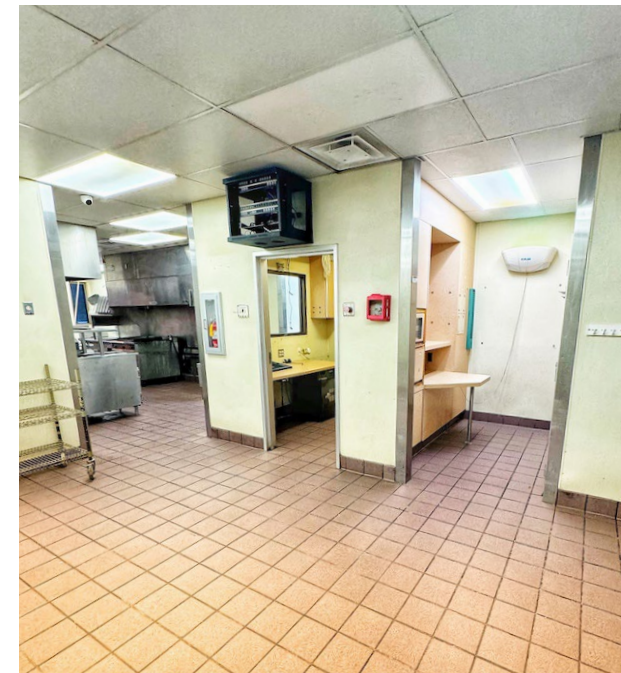
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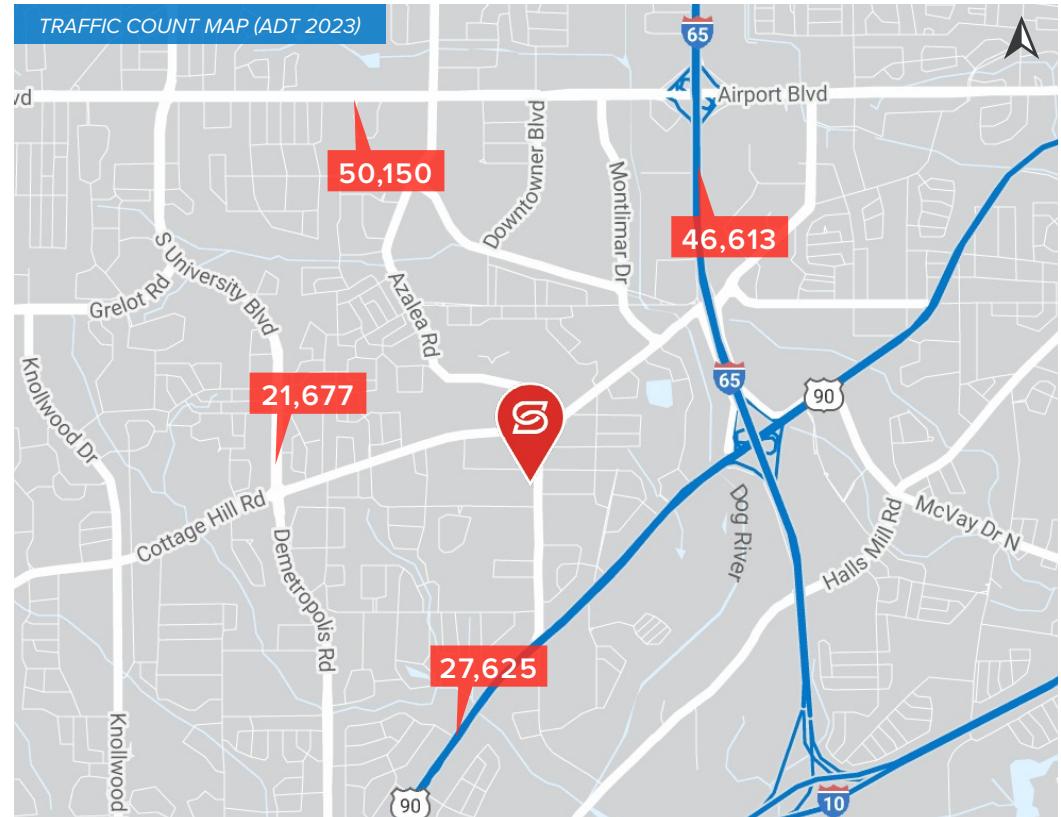
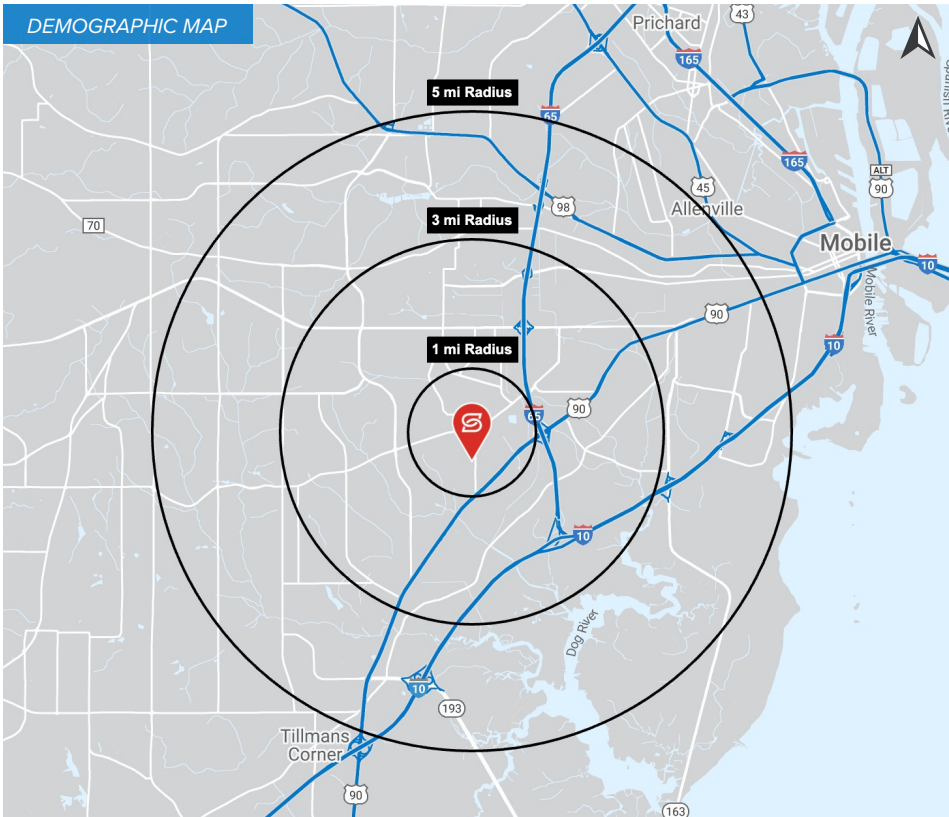
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2024 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE		
POPULATION	7,634	64,877	155,468	AVG. HH INCOME	\$76,518	\$86,975	\$87,348	HOUSEHOLDS	3,284	28,253	66,504