

STEADMAN BETHEA

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GANTT WILKINSON

Office: 251-342-7229 Direct: 251-895-9859

gwilkinson@stirlingprop.com

FULLY LEASED OFFICE

4313 Downtowner Loop N., Mobile, AL

SUMMARY

LOCATION AERIAL

PHOTOS

DEMOGRAPHICS

FOR SALE

PROPERTY SUMMARY

Fully leased centrally located multitenant office space for sale. The property is conveniently located just west of I-65, and is very close to shopping, restaurants, and other amenities at the major intersection of Airport Boulevard and Downtowner Boulevard. Contact Stirling for additional details.

PRICING

• \$500,000

• CAP rate: ± 10.55%

PROPERTY SIZE

• Building: 5,364 ± SF

Lot 16,000 ± SF

TENANTS

- · Unit A: The Babe Cave
- · Unit B: The Shepherd Share & Care Ministry
- · Unit C: Southern Style Studios

AREA BUSINESSES

- Starbucks
- · Carrabba's Italian Grill
- Chipotle
- · The Fresh Market
- Panda Express
- pOpshelf
- PNC Bank

- Edward JonesJackson Hewitt
- · Elliot's Jewelry
- Biryano Pot
- La-Z-Boy
- · The Home Depot
- Academy Sports + Outdoors



38-7 14 X 15 11 X 20 9 X 20 9 X 20 9 X 20 17 X 13 18 X 29 19 X 39 17 X 13 18 X 29 19 X 39 10 X 29 10 X 39 10 X 39

UNIT B

UNIT A

TRAFFIC COUNTS (ADT 2023)

- · Airport Boulevard: 46,209
- I-10: 95,672

UNIT C

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LOCATION AERIAL Marshalls sam's club >> WORLD MARKET Durlington five BELOW bealls Michaels BAM! PETSMART T-J-MODX TIJUANA FLEET FEET CAVA **DSW** Great Clips MOD PIZZA Office DEPOT **ADT 2023** AIRPORT BLVD AIRPORT BLVD **DRURY HOTELS** JCPenney Dillard's AMERICAN EAGLE VICTORIA'S SECRET



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PHOTOS









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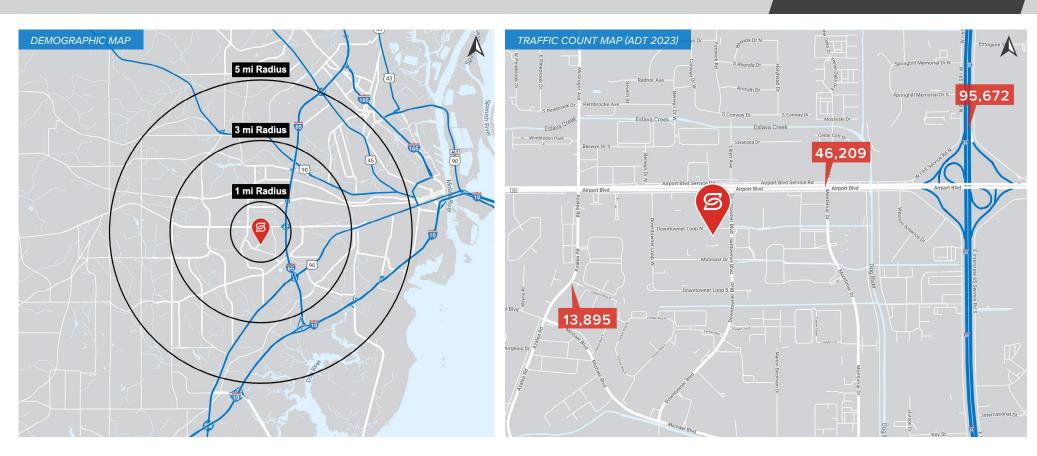
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DEMOGRAPHICS



2024 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE		1 MILE	3 MILE	5 MILE		3 MILE	5 MILE	10 MILE
POPULATION	10,098	69,348	169,719	AVG, HH INCOME	\$74,147	\$87,083	\$81,013	HOUSEHOLDS	4,983	30,579	72,385